

2000 SEP 26 PM 3:33

ANTHONY COGNINA and ELLEN S. COGNINA, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: M. J. CHRISTOFFERSON and JUNE B. CHRISTOFFERSON, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 4110-11A0-200

KEY# 101632

ACCT# 4110-11A0-300

KEY# 101641

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~XXXXXX CENTER ROAD, XXXX, XXXX, XXXX XXXX~~ PO Box 527 Merrill, OR 97633

Dated this 25th day of September, 2000.

Anthony Cognina  
ANTHONY COGNINA

Ellen S. Cognina  
ELLEN S. COGNINA

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 25 2000 by ANTHONY COGNINA AND ELLEN S. COGNINA.



Kristil Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT52066-KR

Return to:

M. J. CHRISTOFFERSON

~~721215 CENTER ROAD~~ PO Box 527

~~MTXCHFIELD, CA 95617~~ Merrill, OR 97633

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Beginning at a point 1,520 feet South of the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 835.5 feet; thence North 654 feet to the South bank of Lost River; thence along said bank South 81 degrees 45' West 1000 feet; thence North 64 degrees 30' West 917 feet to center line of said Section 11; thence South along said center line 1,505.3 feet, more or less, to the North right of way boundary line of the Central Pacific Railroad; thence Easterly along the North boundary line of said railroad right of way to a point on the East section line of said Section 11, which point is 520.5 feet North of the East quarter corner of said Section 11; thence North along section line 599.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM one acre in the Southeast corner deeded to the Union Oil Company and recorded in Book 89 at Page 366, Klamath County Deed Records; ALSO EXCEPTING any rights of way for roads, canals or ditches conveyed or on the land.

EXCEPTING THEREFROM a strip of land located in Government Lot 4 in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon, from which the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears 89 degrees 28' 11" East 238.40 feet and North 2120.98 feet; thence South 89 degrees 28' 11" West 0.70 feet; thence North 207.70 feet; thence North 89 degrees 28' 11" East 0.70 feet; thence South 207.7 feet to the point of beginning.

PARCEL 2:

A strip of land located in Government Lot 4 in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Merrill-Whitelake Highway from which the North east corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 28' 11" East 30.00 feet and North 1912.58 feet; said point being the Northeast corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon; thence South 0.70 feet; thence South 89 degrees 28' 11" West 208.40 feet; thence North 0.70 feet; thence North 89 degrees 28' 11" East 208.4 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 09/26/00, at 3:33 p.m.  
In Vol. M00 Page 35217  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>