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Vol M00 Page 38909



KNOW ALL MEN BY THESE PRESENTS, That Stephen J. Keller, as to parcels 1 & 2
Joe L Keller, Rosie A Keller, as to parcels 1, 2 & 3

Hereafter called the grantor, for the consideration hereinafter stated,
to grantor paid by -Art Davina -
hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except that
certain mortgage dated March 30, 1977, recorded March 31, 1977 M77p5373, which included
assignment of rentals and which was modified by recorded instrument dated April 21, 1988
& recorded April 26, 1988 M88p6575 which and that grantor will warrant and forever defend the above
grantee does not assume
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$210,000.00.

However, the actual consideration is \$210,000.00 less \$10,000.00 for the cost of the deed, which is \$200,000.00.
The whole consideration is \$200,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24 day of October, 1989.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

Stephen J. Keller
Joe L Keller
Rosie A Keller

STATE OF OREGON, County of Klamath) ss.

October 24th, 1989

Personally appeared the above named Stephen J. Keller, Joe L Keller, Rosie A Keller

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/93

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Stephen J. Keller Joe L Keller Rosie A Keller
6412 Harland Drive
Klamath Falls Oregon 97603
GRANTOR'S NAME AND ADDRESS

Art Davina
4090 South Side Bypass
Klamath Falls Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Art Davina
4343 Hwy #39
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Art Davina
4343 hwy #39
Klamath Falls Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County attified.

By _____ Deputy

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 910.6 feet and North 89 degrees 27' West 30.00 feet distant; thence South along the said East right of way line of said Highway 175.00 feet; thence East at right angles to said Highway right of way line to the centerline of the Enterprise Irrigation District Canal; thence Northeasterly along the centerline of said canal to a point which is East 965.19 feet from the point of beginning; thence West 965.19 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 2:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 745.6 feet and North 89 degrees 26' West 30.00 feet distant; said point also being the the Southwest corner of that tract of land described in Deed Volume M76, page 6844, as recorded in the Klamath County Deed Records; thence South along said East right of way line of said Highway 20.0 feet; thence East at right angles to said Highway right of way line 335.0 feet; thence North parallel to said highway right of way line 20.0 feet; thence West 335.0 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 3:

All that portion of the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon lying Southerly and Easterly of those certain parcels of land described in instrument recorded December 30, 1976 in Volume M76, page 20951, Microfilm Records of Klamath County, Oregon and Northerly of that certain parcel of land described in instrument recorded August 29, 1988 in Volume M88, page 13921, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910 007CC 00500

State of Oregon, County of Klamath
Recorded 10/25/00, at 11:20 a. m.
In Vol. M00 Page 38909
Linda Smith,
County Clerk Fee\$ 26⁰⁰