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41719 WARRANTY DEED ~~NO. 170~~ PAGES 4630

THIS INDENTURE WITNESSETH, That GORDON DOLAN and ROBERTA CAROL DOLAN, husband and wife, herein called "grantors", in consideration of TEN AND NO/100 (\$10.00) DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to R M RANCH CO., an Oregon corporation, herein called "grantee", its successors and assigns forever, the following-described premises situated in Klamath County, State of Oregon:

Beginning at a point 100 feet West of the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 36 S., R. 14 E.W.M.; thence North 200 feet; thence West 200 feet; thence South 200 feet; thence East 200 feet to the place of beginning.

W $\frac{1}{4}$ of Section 24, Township 36 S., R. 14 E.W.M.
E $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 25, Township 36 S., R. 14 E.W.M.
All of Section 26, Township 36 S., R. 14 E.W.M.
NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 36 S., R. 14 E.W.M.
W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 36 S., R. 15 E.W.M.
NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 36 S., R. 15 E.W.M.
S $\frac{1}{4}$ N $\frac{1}{4}$, N $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, Township 36 S., R. 15 E.W.M.
All of Section 19, Township 36 S., R. 15 E.W.M.
N $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, Township 36 S., R. 15 E.W.M.
NW $\frac{1}{4}$, S $\frac{1}{4}$ of Section 21, Township 36 S., R. 15 E.W.M.
NW $\frac{1}{4}$, S $\frac{1}{4}$ of Section 27, Township 36 S., R. 15 E.W.M.
NE $\frac{1}{4}$, S $\frac{1}{4}$ of Section 28, Township 36 S., R. 15 E.W.M.
E $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 36 S., R. 15 E.W.M.
NW $\frac{1}{4}$, S $\frac{1}{4}$ of Section 33, Township 36 S., R. 15 E.W.M.
S $\frac{1}{4}$ of Section 35, Township 36 S., R. 15 E.W.M.

E $\frac{1}{4}$ of Section 24, Township 36 S., R. 14 E.W.M.
NW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 36 S., R. 15 E.W.M.

EXCEPTING FROM the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31 and the N $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 36 S., R. 15 E.W.M., a strip of land 66 feet in width conveyed to Weyerhaeuser Timber Company by deed recorded July 28, 1958, in Deed Book 301, Page 347, and by deed recorded January 13, 1959, in Book 308 of Deeds, Page 577, Records of Klamath County, Oregon.

SUBJECT TO: (1) All easements and encumbrances of record and those apparent on the ground. (2) Right of way, including the terms and provisions thereof, from W. R. Campbell to United States of America recorded November 28, 1942, in Deed Volume 151, Page 333, Records of Klamath County, Oregon. (3) Right of way, including the terms and provisions thereof, from Henry C. Gerber to Pacific Power & Light Company, recorded November 22, 1946, in Deed Volume 199, Page 53, and recorded November 18, 1946, in Deed Volume 198, Page 401, Records of Klamath County, Oregon. (4) Easement, including the terms and provisions thereof, from W. R. Campbell, et ux, to

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United States of America, by and through the Forest Service, dated December 20, 1948, and recorded January 28, 1963, in Deed Volume 342, Page 617, Records of Klamath County, Oregon. (5) One-half interest of Henry C. Gerber in the Campbell Reservoir site in the SE $\frac{1}{4}$ of Section 29, Township 36 S., R. 15 E.W.M. (6) Mortgage, including the terms and provisions thereof, dated September 25, 1963, recorded October 7, 1963, in Mortgage Book 219, Page 527, given to secure the payment of \$100,000.00, with interest thereon and such future advances as may be provided therein, executed by Gordon Dolan and Roberta C. Dolan, husband and wife, to The Travelers Insurance Company, a corporation, which grantee assumes and agrees to pay. (7) Mortgage, including the terms and provisions thereof, dated October 1, 1963, recorded October 8, 1963, in Mortgage Volume 219, Page 535, given to secure the payment of \$275,000.00, with interest thereon and such future advances as may be provided therein, executed by Gordon Dolan and Roberta C. Dolan, husband and wife, to Dave J. Campbell, which grantee assumes and agrees to pay. (8) Financing statement filed October 8, 1963, under Instrument No. 83216, from Gordon Dolan and Roberta C. Dolan, husband and wife, to Dave J. Campbell,

together with all tenements, hereditaments and appurtenances heretunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantee, its successors and assigns forever. The said grantors do covenant to and with said grantee, its successors and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this

9th day of July, 1965.

Gordon Dolan (SEAL)
Roberta Carol Dolan (SEAL)

STATE OF OREGON)
County of KLAMATH) ss.

Personally appeared the above-named GORDON DOLAN and ROBERTA CAROL DOLAN, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 9th day of July, 1965.

Herman J. Smith
NOTARY PUBLIC FOR OREGON
My commission expires Dec. 1, 1966

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Transamerica Title Insurance Co.
this 9th day of June A. D., 19 70 at 4:25 o'clock P M., and duly recorded in
Vol. 470 of Deeds on Page 4630

Fee \$3.00

By WM. D. MILNE County Clerk