

96037

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WARRANTY DEED

KLAMATH GAS COMPANY, a corporation, Grantor, conveys and warrants to JAMES R. GUSCETTE and PAMELA N. GUSCETTE, husband and wife, Grantees, the following described real property free of all encumbrances, except as specifically set forth herein:

The Southeasterly 44 feet of Lot 6 and the Northwesterly 18 feet of Lot 7 in Block 10 of ELDORADO ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land.

2. conditions and restrictions contained in Deed from State of Oregon, by and through its State Highway Commission to Wilson Title and Abstract Co., Trustee, dated July 22, 1949, recorded June 9, 1950, in Book 239 page 370, Deed records of Klamath County, Oregon, as follows: "The acceptance of this instrument by the grantee shall forever operate as a complete restriction of all rights of ingress and egress to and from all streets, lots, blocks and alleys abutting on property to which titles is held by grantor lying Southwesterly from the plat of Eldorado Addition between Eldorado Boulevard & Van Ness Avenue as shown on said plat. This conditions and restrictions shall run with the land and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued."

3. Easement, including the terms and provisions thereof, given by Donald L. Sloan, etux., to The California Oregon Power Company, a California corporation, dated November 28, 1950, recorded December 1, 1950, in Book 243 page 569, Deed records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$22,000.00.

WITNESS Grantor's hand this 14th day of December, 1974.

KLAMATH GAS COMPANY, a corporation,

By Ralph E. Maloney
President

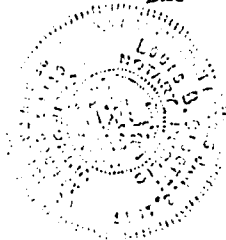
By William F. Mathewson
Secretary

WARRANTY DEED, PAGE ONE.

STATE OF ~~OREGON~~ ^{CALIFORNIA})
 County of ~~Multnomah~~ ^{SAN FRANCISCO}) ss.

Personally appeared ROBERT MALONEY, who, being duly sworn, did say that he is the President of KLAMATH GAS COMPANY, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and the said ROBERT MALONEY acknowledged said instrument to be his voluntary act and deed.

BEFORE ME:

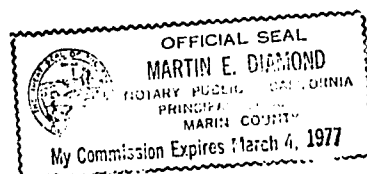


Louis B. Cibatti
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: JAN 3 1977

STATE OF CALIFORNIA)
 County of Marin) ss.

Personally appeared WILBUR F. MATHEWSON, who, being duly sworn, did say that he is the Secretary of KLAMATH GAS COMPANY, a corporation, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and the said WILBUR S. MATHEWSON acknowledged said instrument to be his voluntary act and deed.

BEFORE ME:



Martin E. Diamond
 NOTARY PUBLIC FOR CALIFORNIA
 My Commission Expires: March 4, 1977

return to address

Unless a change is requested, all tax statements shall be sent to the following address:

1st Federal St, 540 main, K Falls OR

WARRANTY DEED, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
 this 25th day of DECEMBER A. D., 1974 at 2:15 o'clock P. M., and duly recorded in
 Vol. N 74 of DEEDS on Page 16261

FEE \$ 4.00

By WM. D. MILNE County Clerk
Razal Brazil Deputy