

THIS INDENTURE WITNESSETH, That BETTY J. KELLSTROM, herein called "grantor", in consideration of TWENTY-TWO THOUSAND AND NO/100 DOLLARS to her paid, has bargained and sold and by these presents does grant, bargain, sell and convey to SCOTT C. KELLSTROM and TODD L. KELLSTROM, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A portion of Lot 8, Section 32, Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at the stone monument in the center of Main Street on the Westerly line of Payne Alley in the Original Town of Linkville (now City of Klamath Falls), Oregon; thence S. 66°42' W., along the center line of Main Street, a distance of 187.0 feet; thence N. 19°48' W. a distance of 465.5 feet; thence N. 42°18' W. a distance of 587.5 feet to a stone monument in the center of Conger Avenue; thence S. 51°58' W. a distance of 19.3 feet; thence N. 47°23' W. a distance of 230.1 feet to the TRUE POINT OF BEGINNING of this description, said true point of beginning being the most Easterly corner of parcel of land described in deed from The California Oregon Power Company to Lyle Kellstrom and Betty J. Kellstrom, husband and wife, dated June 20, 1951, recorded July 17, 1951, in Volume 248, Page 441, deed records of Klamath County, Oregon; thence continuing from said true point of beginning S. 43°01' W. a distance of 116.0 feet; thence S. 48°40' W. a distance of 17.3 feet to a point; thence N. 47°23' W. a distance of 92.8 feet, more or less, to a point on the Westerly line of said parcel described in Deed Volume 248, Page 441; thence N. 44°35' E., along said Westerly line, a distance of 134.0 feet, more or less, to a point on the Southwesterly line of Conger Avenue and which is the most Northerly corner of parcel described in Deed Volume 248, Page 441; thence S. 47°23' E., along the Southwesterly line of Conger Avenue, a distance of 91.0 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Right of way and easement for sewer line, including the terms and provisions thereof, given by The California Oregon Power Company to the City of Klamath Falls and recorded July 22, 1929, in Volume 87, Page 466, Deed Records of Klamath County, Oregon. (2) Right to all underground water under said property as conveyed by The California Oregon Power Company, a corporation, to Oregon Water Corporation, by instrument, including the terms and provisions thereof, dated July 14, 1950, recorded July 17, 1950, in Volume 240, Page 265, Deed Records of Klamath County, Oregon. (3) Reservations contained in deed from The California Oregon Power Company, a corporation, to Lyle Kellstrom and Betty J. Kellstrom, husband and wife, dated June 20, 1951, recorded July 17, 1951, in Volume 248, Page 441, Deed Records of Klamath County, Oregon. (4) Release and waiver of claim for damages, including the terms and provisions thereof, and perpetual right, privilege and easement to keep, maintain, regulate and control the waters of Lake Ewauna and Klamath River at and between the surface elevations of 4085.0 and 4086.50 feet above sea level as conveyed by Lyle Kellstrom and Betty J. Kellstrom, husband and wife, to The California Oregon Power Company, a corporation, and California-Oregon Power Company, a corporation, by instrument dated July 18, 1951, recorded July 23, 1951, in Volume 248, Page 505, Deed Records of Klamath County, Oregon. (5) Easement, including the terms and

provisions thereof, given by Lyle Kellstrom and Betty J. Kellstrom, husband and wife, to The California Oregon Power Company, a California corporation, dated November 5, 1951, recorded November 9, 1951, in Volume 251, Page 35, Deed Records of Klamath County, Oregon. (6) Easement for ingress and egress to construct a sewer line and to make repairs and maintain said sewer, including the terms and provisions thereof, given by Lyle Kellstrom and Betty J. Kellstrom, husband and wife, to City of Klamath Falls, Oregon, dated October 25, 1960, recorded April 13, 1961, in Volume 328, Page 526, Deed Records of Klamath County, Oregon. (7) Agreement, including the terms and provisions thereof, between Herbert C. LeSueur and Mary-Louise LeSueur, husband and wife, Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, and Lyle Kellstrom and Betty J. Kellstrom, husband and wife, dated June 10, 1968, recorded June 19, 1968, Microfilm Records of Klamath County, Oregon,

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

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that she is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that she and her heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of November, 1975.

Betty J. Kellstrom

STATE OF OREGON }
County of KLAMATH } ss. November 24, 1975

Personally appeared the above-named BETTY J. KELLSTROM, known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

Herman F. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 12-21-78

SEND TAX STATEMENTS TO:
SCOTT C. and TODD L. KELLSTROM
544 Conger Avenue
Klamath Falls, Oregon 97601

Rev. H. F. Smith
538 Main - K Falls Ore
STATE OF OREGON; COUNTY OF KLAMATH; ss.
H F SMITH ATTY

Filed for record at request of _____
this 2nd day of DECEMBER A. D., 1975 at 11:41 o'clock A. M., and duly recorded in
Vol. M 75 of DEEDS on Page 15165

FEE \$ 6.00

WM. D. MILNE, County Clerk
By *Hazel D. Smith* Deputy