

KNOW ALL MEN BY THESE PRESENTS, That WINEMA PENINSULA, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAY D. IVIE and LINDA L. IVIE, husband and wife, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the intersection of State Highway No. 422 and the North line of said Section 31; thence South 5°52' East along the West right of way line of said highway 285.15 feet to the point of beginning; thence continuing South along the Westerly right of way line of said highway 250 feet; thence West to the Easterly boundary of the canal; thence Northwesterly following the Easterly boundary of said canal to a point which lies North 88°51'45" West from the point of beginning; thence South 88°51'45" East to the point of beginning, being a parcel of land situated in the N½ of the NW¼ of Section 31, Township 34 South, Range 7 E.W.M., Klamath County Oregon.

- SUBJECT TO:
1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets and highways or roads.
  2. Perpetual right and easement for raising and lowering the water level of Upper Klamath Lake, including the terms and provisions thereof, granted to California Oregon

(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

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of December, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

*Leroy Singer*  
*Elaine P. Singer*

STATE OF OREGON, )  
County of Klamath ) ss.  
Dec 15, 1976

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of \_\_\_\_\_

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 be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me: *W. A. Addington*  
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 3-21-77

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

I certify that the within instru-

ment was received for record on the

day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/rec'd number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By \_\_\_\_\_

Recording Officer

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Ray Ivie*

*Box 136 H Star Route*

*Chiloquin OR*

NAME, ADDRESS, ZIP

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

*Dept of Veterans Affairs*

*1225 Ferry St. S.E.*

*Salem, OR 97310*

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE



20096

SUBJECT TO's (continued)

2. (continued) Power Company, recorded June 18, 1924 in Volume 64 at page 243, Deed Records of Klamath County, Oregon.
3. Right of Way for Dalles-California Highway and any existing easements visible on the ground for roads, pipelines, or utilities to which the property might be subject under provisions of Land Status Report recorded in Volume 324, page 183, Deed Records of Klamath County, Oregon.
4. An easement, recorded August 10, 1965 in Volume M65 at page 741, Microfilm Records of Klamath County, Oregon to Pacific Power and Light Company, a Main Corporation.
5. An easement, recorded October 22, 1969 in Volume M69 at page 9003, Microfilm Records of Klamath County, Oregon.

OF OREGON, COUNTY OF KLAMATH ss.  
I, for record at request of MOUNTAIN TITLE CO  
THIS 16th day of DECEMBER A. D. 1986 at 12:41 P.M. and  
 duly recorded in Vol. M 76, of DEEDS on Price 20095  
FEE \$ 6.00 W.D. MILNE, County Clerk  
By *Hazel Drizzle*