

38-12233-K

28409

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KNOW ALL MEN BY THESE PRESENTS, That Luther H. Dearborn

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto DEARBORN DEVELOPMENT COMPANY

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Beginning at a point North 38° 56' East 60 feet distant from the North-easterly corner of Block 82 in KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South 51° 4' East 120 feet; thence North 38° 56' East 60 feet; thence North 51° 4' West 120 feet; thence South 38° 56' West 60 feet to the point of beginning.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, Dated August 3, 1925 Recorded October 1, 1925 Book: 68 Page 394 In favor of California Oregon Power Company, a California Corporation For Transmission line over above described property.
2. Financing Statement filed July 6, 1973 under County Clerks No. 78586 by Ernest L. Groth and Marian J. Groth to Fred R. Krauel.
3. Financing Statement filed August 6, 1974 under County Clerks No. 91709 by Dearborn Development Co., a partnership to Ernest L. Groth and Marian J. Groth, husband and wife.
4. The right, title and interest of Betty Thompson as disclosed by Bargain and Sale Deed recorded June 30, 1975 in Book M-75 at page 7355, Microfilm Records. (Affects SELV 10 feet)
5. The right, title and interest of O. E. Thompson, Jr., as disclosed by Deed recorded October 2, 1975 in Book M-75 at page 12051, Microfilm Records. (Affects SELV 10 feet)

(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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 1st day of April, 1977.

STATE OF OREGON,

County of Klamath

By Luther H. Dearborn
His Attorney-in-fact

On this the 1st day of April, 1977, Harold W. Dearborn personally appeared who, being duly sworn (or affirmed), did say that he is the attorney in fact for Luther H. Dearborn that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Kathy R. Mallams

(Signature)

Notary Public

Commission Expires 6-13-80

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of April A.D., 1977 at 3:24 o'clock P.M., and duly recorded in Vol. M 77, of Deeds on Page 6780.

FEE \$3.00

WM. D. MILNE, County Clerk

By Hazel Deputy

Return: T/A - Kelly