

38-2809 KNOW ALL MEN BY THESE PRESENTS, That JAMES M. CULLITON and DEBORAH M. CULLITON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LORIN BRET FORSYTH and ELDA JANE FORSYTH, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 8 and 9 in Block 2 of WOODLAND PARK, together with an undivided 2/88ths interest in the following described land, 2 parcels situated in Lots 1 and 2 Section 15, Township 34 South Range 7 East of the Willamette Meridian, and being more particularly described in the attached Exhibit "A" description.

SUBJECT, however, to the following:

1. The rights of the public and of Governmental bodies in and to any portion lying below mean high water of the Williamson River.
2. An easement 60 feet in width created by instrument, including the terms and provisions thereof dated September 2, 1966, recorded October 21, 1966, in M-66 at page 10198, for electrical transmission in favor of Pacific Power & Light Company, over Government Lots 1 and 2 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian.

(for continuation of this deed, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$ 3,600.00

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 11th day of July, 1977; 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)

James M. Culliton  
Deborah M. Culliton

STATE OF ~~OREGON~~ \*CALIFORNIA  
County of SACRAMENTO  
July 11, 1977

STATE OF OREGON, County of \_\_\_\_\_ ss.  
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 behalf 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)



OFFICIAL SEAL  
SHIREY & MONKS  
NOTARY PUBLIC - CALIFORNIA  
SACRAMENTO COUNTY  
My Comm. Expires Feb 17, 1979

James M. & Deborah M. Culliton  
8733 Lodestone Circle  
Elk Grove, CA 95624  
GRANTOR'S NAME AND ADDRESS

Lorin Bret & Elda Jane Forsyth  
36 Walnut Circle  
Rohnert Park, CA 94928  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Lorin Bret & Elda Jane Forsyth

Same as above  
NAME, ADDRESS, ZIP

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

Lorin Bret & Elda Jane Forsyth

Same as above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

12735

(description continued)

3. Restrictions shown on the plat of Woodland Park as follows:

- (1) A public utility easement 16 feet in width along the back and sideline of all lots except on the interior lots where said 16 foot easement will be centered on the back and sidelines.
- (2) A 20 foot building set back line along the front of all lots.
- (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.



12736

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lots 8 & 9 in Block 2 of WOODLAND PARK, together with an undivided 2/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record of EXHIBIT A

this 19 day of July A. D. 1977, at 11:23 o'clock A.M., and

duly recorded in Vol. M 77, of Deeds on Page 12734

Fee \$9.00

Wm D. MILNE, County Clerk

By Pat Mc Cullough