

34061

KNOW ALL MEN BY THESE PRESENTS, That JOHN A. OSHIER and MINONA F. OSHIER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL M. SHIELDS, 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:

*** AS SET FORTH ON REVERSE ***

(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 \$24,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10 day of August, 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)

STATE OF OREGON, IDAHO } ss.
County of JEROME }
August 10, 1977

Personally appeared the above named John A. Oshier and Minona F. Oshier

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Idaho
My commission expires: 5-7-81

STATE OF OREGON, County of } ss.
Personally appeared }
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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Paul M. Shields
151 N. Williams Ave.
Klamath Falls, Ore.
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of }
I certify that the within instrument was received for record on the day of 1977, at o'clock M., and recorded in book on page or as file/leaf number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

14785

PARCEL 1

A tract of land in Government Lot 15 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The North 80 feet of the South 330 feet of the following described tract of land: Beginning at the point where the North boundary of Lot 15 intersects the East shore of Klamath Lake; thence East 320 feet to the center of the Dalles-California Highway; thence South 14' West 416 feet along the center of said Dalles-California Highway; thence West 335 feet to the East shore of Klamath Lake; thence North and East along the shore of Klamath Lake to the place of beginning.

EXCEPTING THEREFROM the right of way of the Dalles-California Highway.

PARCEL 2

A parcel of land situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the Northerly line of Government Lot 15 of said Section 6 with the Westerly right of way line of the Old Dalles-California Highway (State Hwy. No. 427); thence South 00° 13' 00" West along said right-of-way line 166.00 feet to the point of beginning for this description; thence continuing South 00° 13' 00" West along said right of way line 80.00 feet; thence leaving said right of way line West, 286.67 feet to the mean high water line of Agency Lake; thence Northerly along said high water line to the intersection of said high water line with the Southerly line of that certain parcel of land described in Deed Volume M-69 at page 7675 of Klamath County Deed Records; thence East along said Southerly line 266.46 feet to the point of beginning.

PARCEL 3

A parcel of land situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the Northerly line of Government Lot 15 of said Section 6 with the Westerly right-of-way line of the old Dalles-California Highway (State Highway No. 427); thence South 00° 13' 00" West along said right-of-way line 246.00 feet to the point of beginning for this description; thence leaving said right-of-way line West, 286.67 feet to a point on the mean high water line of Agency Lake; thence Southerly along said high water line to the intersection of said high water line with the Northerly line of that certain parcel of land conveyed in Deed Volume M72, page 6589, Microfilm Records of Klamath County, Oregon; thence leaving said high water line East along said Northerly line 296.53 feet to a point on the Westerly right-of-way line of said Dalles-California Highway; thence North 00° 13' 00" East along said right-of-way line 80.00 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Right of Way 70 feet wide, including the terms and provisions thereof, granted to Klamath County, Oregon, recorded March 12, 1921 in Volume 56 at page 31, Deed Records of Klamath County, Oregon. (Affects Parcel 1)
4. Agreement granted California Oregon Power Company the right to raise and lower the level of Klamath Lake, recorded May 11, 1925 in Volume 65 at page 584, Deed Records of Klamath County, Oregon; agreement granted California Oregon Power Company the right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake as set out in Land Status Report, recorded October 20, 1958 in Volume 305 at page 67, all Deed Records of Klamath County, Oregon.
5. Agreement granted California Oregon Power Company the right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake as set out in Land Status Report recorded October 20, 1958 in Volume 305 at page 65, Deed Records of Klamath County, Oregon.
6. Any existing easement visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 305 at page 67, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH
Filed for record at request of _____ MOUNTAIN
this 15th day of AUGUST
duly recorded in Vol. M77, of _____

FEE \$ 9.00

By _____

South Range
particularly
of
th

14786

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 15th day of AUGUST A. D. 1977 at 11:01 o'clock AM., and

duly recorded in Vol. M77, of DEEDS on Page 14781

FEES \$ 9.00

Wm D. MILNE, County Clerk

By Gazel Brazil