

MOUNTAIN TITLE COMPANY

49649

6125-11
WARRANTY DEED

Vol. 777 Page 12127

KNOW ALL MEN BY THESE PRESENTS, That RALPH M. BOGLE and GLADYS D. BOGLE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID J. ROBINSON and BARBARA N. CUMING, 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:

** SEE LEGAL DESCRIPTION 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 except as set forth above and apparent upon the land,

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 19th day of May, 1978; 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)

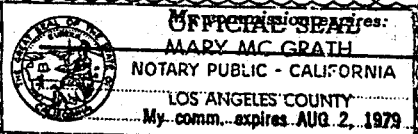
Ralph M. Bogle
Gladys D. Bogle

STATE OF OREGON, CALIFORNIA } ss.
County of Los Angeles }
May 19, 1978

Personally appeared the above named Ralph M. Bogle and Gladys D. Bogle,

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

Before me: Mary Mc Grath
(OFFICIAL SEAL) Notary Public for Oregon California



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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, } ss.

County of _____
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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

David J. Robinson & Barbara N. Cuming
P.O. Box 2211
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

same as above

NAME, ADDRESS, ZIP

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

12128

DESCRIPTION

A tract of real property in Government Lot 32 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence North along the center line of Section 16 a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot 33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33 a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U. S. Highway No. 97, which point is monumented with a 3/4" iron pipe; thence South 2° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363, page 58 of Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land North 62° 07' East 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet to the true point of beginning of this description; thence continuing along the bounds of said parcel of land South 32° 20' East 381.50 feet and South 9° 30' West 205.30 feet to the South boundary of Government Lot 32; thence East along same 443.30 feet, more or less, to the East boundary of same monumented by the waterline of Williamson River; thence North 22° 50' East along same a distance of 200.00 feet; thence North 51° 10' West 695.53 feet; thence South 57° 40' West 177.60 feet to the true point of beginning.

ALSO the right to use and maintain an existing roadway for ingress and egress to and from the land above described from U.S. Highway No. 97, the centerline of said roadway being particularly described as follows:

Beginning at a 3/4" iron pipe at the intersection of the Easterly right of way boundary of U.S. Highway No. 97 and the North boundary of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence South 2° 22' West along said right of way boundary a distance of 178.4 feet to the true point of beginning of this description; thence North 73° 56' 40" East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lot 33; thence East parallel with the North boundary of Lots 33 and 32 a distance of 687.85 feet; thence South 51° 10' East 35.00 feet, more or less, to a point on the North boundary of that tract of real property being conveyed 20.00 feet distant from the Northwest corner thereof.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Williamson River.
3. Right of way to the Pacific Telephone and Telegraph Company for a telephone line approved December 6, 1930 by Jos. M. Dixon, First Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1083) Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim.
4. Right of way to Oregon State Highway Commission for a highway approved August 26, 1946, by G. Girard Davidson, Assistant Secretary, subject to the provisions of the Act of March 3, 1901.
5. Grant of Right of Way, dated August 24, 1962, and recorded September 11, 1962 in Volume 340, page 112, Deed Records of Klamath County, Oregon, to Pacific Power & Light Co., a Maine corporation, for pole and wire lines and other facilities for the transmission and distribution of electricity.
6. Right of Way Easement, dated May 3, 1973, recorded May 7, 1973 in Volume M73, page 112, Deed Records of Klamath County, Oregon, to Pacific Power & Light Co.,