

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH S. KIRK, an estate in fee simple hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ERNEST CAMPBELL JR. and MARJORIE LUCILLE CAMPBELL, 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:

A tract of land in Government Lot 10 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:
Beginning at a point on the West boundary line of the Dalles-California Highway (State Highway No. 427), said point being South 0°57' East 900 feet and West 629.46 feet more or less, to the West line of said highway and South 0°57' East 125 feet from the North-east corner of Government Lot 9 in said Section 7, said point being the true point of beginning of said tract; thence South 0°57' East along said highway right of way to the NE corner of that tract described in deed recorded September 5, 1975, in Vol. M75, page 10442; thence West along the North line of said parcel to the Easterly shore of Agency Lake; thence Northerly along said shoreline to a point due West of said true point of beginning; thence East to the true point of beginning.

(Description follows on 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

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 \$ 47,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 7th day of June, 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)

Joseph S. Kirk
Joseph S. Kirk

STATE OF OREGON,)
County of Klamath) ss.
June 7, 1978

STATE OF OREGON, County of) ss.
Personally appeared _____, 19____

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 12-22-78

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Joseph S. Kirk
Star Route Box 105
Chiloquin, Oregon 97624
GRANTOR'S NAME AND ADDRESS

Ernest and Marjorie Campbell
3880 Greenwood St. Space F-214
San Diego, California 92110
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ernest and Marjorie Campbell
3880 Greenwood St. Space F-214
San Diego, California 92110
NAME, ADDRESS, ZIP

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

Ernest and Marjorie Campbell
3880 Greenwood St. Space F-214
San Diego, California 92110
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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/reel number _____

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____

Recording Officer
Deputy

(Description continues as follows:)

12262

SUBJECT, however, to the following:

1. Rights of the Federal Government, the State of Oregon, and the general public in the portion of said property lying below the high water line of upper Klamath Lake.
2. Agreement, including the terms and provisions thereof, between Carlos Blair, single, and The California Oregon Power Company, a California Corporation, dated April 28, 1925, recorded May 11, 1925, in Deed Vol. 65, page 580, records of Klamath County, Oregon, relative to raising and/or lowering the waters of Upper Klamath Lake between the elevations of 4137 feet and 4143.3 feet above sea level.
3. Right of way for transmission line, including the terms and provisions thereof given by Abraham Blair and Orpha Schonchin Blair, his wife, to The California Oregon Power Company, a California corporation, dated August 1, 1939, recorded September 27, 1939, in Deed Vol. 124, page 507, records of Klamath County, Oregon.
4. Right of way for transmission line, including the terms and provisions thereof, given by Carlos Blair, a single man, to The California Oregon Power Company, a California corporation, dated August 1, 1939, recorded September 27, 1939, in Deed Vol. 124, page 510, records of Klamath County, Oregon.
5. Right of Way for transmission line, including the terms and provisions thereof, given by Orpha Schomchin to the California Oregon Power Company, a California corporation, dated August 16, 1946, recorded January 3, 1947, in Deed Vol. 200, page 359, records of Klamath County, Oregon.
6. Reservations and restrictions contained in Land Status Report recorded March 30, 1959, Vol. 311, page 121, records of Klamath County, Oregon, as follows: "b. Right of way to Klamath County Court for Dalles-California Highway approved by F.M. Goodwin Assistant Secretary on May 28, 1924, subject to provisions of the Act of March 3, 1901, (31 Stat. L. 1058-1084) and Departmental regulations thereunder: and subject also to any prior, valid existing right or adverse claim. c. The above described property is subject to all other existing easements for public roads and highways for public utilities, and for railroads and pipelines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines etc.. actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

on 8th day of Deeds A. D. 1978 at 3:30 clock P. M., and

fully recorded in Vol. M78, of Deeds on Page 12261

Wm D. MILNE, County Clerk

By *Barbara J. Smith*

Fee \$8.00