

KNOW ALL MEN BY THESE PRESENTS, That MARY FIKE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD H. BRUNELLE and DONNA L. BRUNELLE, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees 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 SET FORTH ON REVERSE ***

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees 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 on reverse 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 \$26,250.00. 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 5th day of September, 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.

Mary E. Fike

(If executed by a corporation after corporate seal)

STATE OF OREGON, County of Klamath, September 5, 1978

Personally appeared the above named Mary E. Fike

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

Notary Public for Oregon, My commission expires: 8-23-81

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.

Notary Public for Oregon, My commission expires:

GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, After sending return to: Richard H. & Donna L. Brunelle, Star Ranch 1, Box 108, Chiloquin, Or 97624, NAME, ADDRESS, ZIP

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. Recording Officer, By Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

1978

The Northern 200 feet of that certain parcel of land situated in Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

EXCEPTING the Northerly 100 feet thereof.

1. Taxes for the fiscal year 1978-1979, 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. Rights of the public and governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Klamath Lake.
4. Reservations as contained in instrument recorded in Volume 306, page 304, Records of Klamath County, Oregon, as follows:
"And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."

5. Reservations as disclosed by Land Status Report recorded in Volume 311, page 121, Records of Klamath County, Oregon, as follows:
"Agreement entered into on April 28, 1925, between Carlos Blair, a single man, party of the first part, and The California Oregon Power Company, a California corporation, party of the second part, wherein the party of the first part gives and grants to the party of the second part the perpetual right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake in its operation of the dam and/or regulation and control of the water levels of said lake between elevations of 4137 feet and 4143.3 feet above sea level."

6. Reservations as contained in Land Status Report recorded in Volume 311, page 136, Records of Klamath County, Oregon, as follows:
"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."

The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines 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. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

7. Grant of Right of Way, including the terms and provisions thereof, granted to The California Oregon Power Company, for pole and wire lines, recorded in Volume 320, page 204, Records of Klamath County, Oregon.
8. No timber shall be removed from the property except undergrowth.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

the 5th day of September A. D. 1978 at 4:12 clock P.M., am

duly recorded in Vol. M7B, of Deeds on Page 19587

Wm D. MILNE, County Clerk

Wm D. Milne
Fee \$6.00