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BARGAIN AND SALE DEED

Vol. M78 Page 26797

KNOW ALL MEN BY THESE PRESENTS, That Theodore J. Paddock and Mary Paddock

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Sherman G. Sunitsch and Bonnie J. Sunitsch hereinafter called grantee, and unto grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath

State of Oregon, described as follows, to-wit: A tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the East bank of Agency Lake, said point also being West a distance of 972.0 feet and North 0°14' East a distance of 80.0 feet from the Southeast corner of Lot 16; thence East 315.0 feet; thence South 0°14' West 80.0 feet; thence West, 288.0 feet along the South line of said lot 16 to the East bank of Agency Lake; thence Northerly to point of beginning.

SUBJECT TO:

1. Reservations, restrictions, easements, rights-of-way of record and those apparent upon the land.
2. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Agency Lake.
3. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be. (Continued on back)

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,000.00

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 18 day of Apr, 1975; 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)

Theodore J. Paddock
Mary Paddock

STATE OF OREGON,

County of Klamath

April 18, 1975

Personally appeared the above named

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

Before me:

Notary Public for Oregon
My commission expires: 11/4/77

STATE OF OREGON, County of Klamath) ss.

1975

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:

(SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTCO

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) 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

SPACE RESERVED FOR RECORDER'S USE

78 NOV 23 AM 10 59

Theodore J. Padgug and Mary Padgug

4. Agreement between Edwin G. Warner and Euphemia J. Warner, husband and wife, and California Oregon Power Co., dated February 27, 1924, recorded May 3, 1924, on page 76 of Vol. 64 of Deeds, records of Klamath County, Oregon, concerning the raising and lowering of Klamath Lake.

5. Right of Way, including the terms and provisions thereof, given by Frank E. Hanson et ux., to California Oregon Power Company, dated August 4, 1939, recorded September 27, 1939, in Vol. 124 page 511, records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

on the 29th day of November A. D. 1978 at 10:59 o'clock AM., and

duly recorded in Vol. M-78, of Deeds on Page 26797

by W. D. MILNE, County Clerk

Jaqueline J. Mettler
Deputy

3. Rights of the herein described premises are hereby granted to the State of Oregon, and the general public in any portion of the herein described premises below the high water line of Agency Lake.

3. Easements and assessments, water rights, proceedings, contracts, drainage and/or reclamation of said lands, and all rights of way for ditches, canals and conduits, if any of the above there may be. (Continued on back)

To have and to hold the same unto the said grantee and his heirs, successors and assigns forever. The use and actual consideration paid for this instrument in terms of dollars is \$1,000.00. The grantee, the said corporation, consents to the recording of this instrument in the public records of the County of Klamath, Oregon, and to the payment of the recording fee thereon.

IN WITNESS WHEREOF, the grantor has caused his name to be signed and affixed by its officers, duly authorized thereto by its Board of Directors, on the day first above written.

W. D. Milne
County Clerk

STATE OF OREGON, County of Klamath, ss. I, the County Clerk, do hereby certify that the foregoing instrument is the true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon, and that the said instrument is duly recorded in the records of the County of Klamath, Oregon, in Vol. M-78, of Deeds, on Page 26797.

STATE OF OREGON
County of Klamath
I certify that the within instrument was recorded in the records of the County of Klamath, Oregon, in Vol. M-78, of Deeds, on Page 26797, and that the same is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.