

-WARRANTY DEED-

LYLE B. WANGEMAN and NORMA L. WANGEMAN, husband and wife, Grantors, convey and warrant to JAMES R. DeBAUN, Trustee under written Declaration of Trust dated September 7, 1972, Grantee, or his successors, all that real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Keno-Worden Road, EXCEPTING THEREFROM the Northerly 60 feet thereof.

SUBJECT TO AND EXCEPTING:

(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) Dedicator Deed for county road, including the terms and provisions thereof, from May I. Tower to Klamath County, recorded in Volume 46, page 56, Records of Klamath County, Oregon; (3) Release, including the terms and provisions thereof, from Roy W. Nelson, et al to The California Oregon Power Company, recorded in Volume 96, page 440, records of Klamath County, Oregon, concerning raising and/or lowering the level of the waters of Upper Klamath Lake; (4) easements and conveyance, including the terms and provisions thereof, recorded in Volume 96, page 441, records of Klamath County, Oregon, from Roy W. Nelson, et al to the California Oregon Power Company, for raising and/or lowering water level of Klamath River and Upper Klamath Lake; (5) easement, including the terms and provisions thereof, granted to The P-cific Telephone and Telegraph Company, a California corporation, for poles and anchors, recorded in Volume 113, page 377, records of Klamath County, Oregon; (6) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirteen Thousand Five Hundred and NO/100ths (\$13,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: BC 1-10, Big Bear Lake, Ca. 92315

DATED this 17th day of January, 1979.

Lyle B. Wangeman
Norma L. Wangeman

STATE OF OREGON)
COUNTY OF KLAMATH)

ss. January 17, 1979.

Personally appeared the above-named LYLE B. WANGEMAN and NORMA L. WANGEMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Return to MTC

Judy B. Lubin
Notary Public for Oregon
My Commission expires: 8-23-81

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of January A.D., 19 79 at 10:55 o'clock A M., and duly recorded in Vol. M79 of Deeds on Page 1521

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernetha A. Hetch

Deputy