

PACIFIC WEST MORTGAGE CO., an Oregon corporation, Grantor, for value received hereby grant, bargain, sell and convey unto THEONE PIESER or MARILENE PIESER, husband and wife, Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit:

The NE 1/4 SE 1/4 of Section 24, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

FURTHER SUBJECT TO: Part of this property is within the boundaries of the Spring Creek Irrigation Unit established by Klamath Indian Agency and is apparently now operated by the water users. It is therefore, subject to such uses and obligations as have been established by such users.

FURTHER SUBJECT TO: Reservations for State Highway, existing easements for public roads, and highways, public utilities and for railroads, pipelines and any other easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958 in Book 301 at page 246; dated September 10, 1958, recorded September 10, 1958 in Book 303 at page 303, Deed Records of Klamath County, Oregon. (SE 1/4 SW 1/4 of Section 13; E 1/2 SE 1/4 of Section 23; E 1/2, SW 1/4, NE 1/4 SE 1/4 Section 26; E 1/2 and E 1/2 NW 1/4 of Section 36, Township 36 South, Range 12 East of the Willamette Meridian; S 1/2 SW 1/4 SW 1/4 of Sec. 18; W 1/2 of Section 19, Township 36 South, Range 13 East of the Willamette Meridian)

FURTHER SUBJECT TO: Reservations, including the terms and provisions thereof, in all mine and mineral rights as set forth in instrument dated August 2, 1960, recorded November 10, 1964 in Book 357 at page 397, Deed Records. (SE 1/4 SW 1/4 of Section 13; Government Lots 1, 2, 7, 8, 9, 10, 14 and 16, and the E 1/2 SE 1/4 of Section 23; All of Sections 24 and 25; the E 1/2 NE 1/4 and NE 1/4 SE 1/4 of Section 26; E 1/2 NW 1/4 of Section 36, Township 36 South, Range 12 East of the Willamette Meridian; also S 1/2 SW 1/4 SW 1/4 of Section 18 and W 1/2 of Section 19, Township 36 South, Range 13 East of the Willamette Meridian)

FURTHER SUBJECT TO: An easements created by instrument, including the terms and provisions thereof, Dated June 20, 1967, recorded June 21, 1967, Book M-67, Page 4669, in favor of Pacific Northwest Bell Telephone Co., for Access road easements (Affects Section 24 and 25, Township 36 South, Range 12 East of the Willamette Meridian)

FURTHER SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, recorded in Book M-70 at page 5064, in favor of Pacific Power & Light Company, for right of way over and across the N 1/2 NW 1/4, W 1/2 E 1/2 of Section 24 and the N 1/2 NE 1/4, SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 25, Township 36 South, Range 12 East of the Willamette Meridian.

FURTHER SUBJECT TO: Lease, including the terms and provisions thereof, dated June 4, 1973, recorded September 6, 1973 in M-73 at page 12004, Microfilm Records, between Clifford J. Emmich and Dowdle Oil Corporation. (Affects Lots 27 and 30 in Section 13; Lot 3, Except North 660 feet of West 660 feet, Lots 1, 2, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 30, 31 and 32 of Section 23; All of Section 24; All of Section 25; NE 1/4, NE 1/4 SE 1/4 of Section 26; Township 36 South, Range 12 East of the Willamette Meridian; and S 1/2 SW 1/4 SW 1/4 of Section 18; W 1/2 of Section 19, Township 36 South, Range 13 East of the Willamette Meridian) (Covers additional property)

FURTHER SUBJECT TO: As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

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and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 15th day of August, 1978, between CLIFFORD B. CHALENOR and AVELINA CHALENOR, husband and wife, as Seller, and JAMES W. JONES and GLORIA E. JONES, husband and wife, as Purchaser, for the sale and purchase of the above described real estate. Grantor agrees that Grantee is not assuming any of Grantor's obligations on said contract and grantor hereby covenant that there is now unpaid on the principal of said contract the sum of \$11,844.61, plus interest from November 15, 1978.

The true consideration for this conveyance is \$10,942.46.

By order of the Board of Directors, with the seal of said Corporation, this 1st day of March, 1979.

PACIFIC WEST MORTGAGE CO.

By: [Signature]
President

STATE OF OREGON

County of Marion

Personally appeared H. Clayton Livengood and acknowledged that he is the President of PACIFIC WEST MORTGAGE CO., and that this assignment was signed and sealed as the free act of said Corporation by authority of its Board of Directors.

Linda R. Russell
Notary Public

My Commission Expires: 11-20-81

PACIFIC WEST MORTGAGE CO.,

Grantor

THEONE or MARILENE PIESER

Grantee

8004 Shaff Rd.

Turner, OR 97392

Grantee's Address STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Pacific West Mtge. Co.
this 5th day of March A. D. 1979 at 9:29 o'clock AM., and
duly recorded in Vol. M79, of Deeds on Page 4767

After recording return to:

Pacific West Mortgage Co.

P. O. Box 497

Stayton, OR 97383

#1991cc

W. D. MILNE, County Clerk

By: [Signature]

Fee \$6.00

All tax statements sent to:

Mr. & Mrs. James W. Jones

655 Washington St.

Santa Clara, California 95050