

JAMES R. GUERIN, Grantor, conveys and warrants to THELMA A. GUERIN, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The center one-third of Lot 8, Block 5, First Addition to Keno Whispering Pines to Klamath County, Oregon, containing 1.56 acres, more or less, being more particularly described as follows: Beginning at a 1/2" rebar on the Northerly right of way line of Pioneer Drive, from which a 5/8" rebar marking the Southwest corner of Lot 8, Block 5 bears west - 215.31 feet; thence N. 00°04' 48" E - 315.00 feet to a 1/2" rebar; thence East - 215.09 feet to a 1/2" rebar; thence S. 00°02'24" W - 315.00 feet to a 1/2" rebar on the Northerly right of way line of Pioneer Drive; thence West - 215.31 feet, along said right of way line, to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; (2) All contracts, water proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands, and all rights of way for roads, ditches, canals, and conduits in connection therewith; (3) Building set-back lines as shown on the plat and dedication of First Addition to Keno Whispering Pines; (4) Declarations of conditions and restrictions for First Addition to Keno Whispering Pines, recorded August 29, 1968, in Vol.M68, page 7828, Microfilm Records of Klamath County, Oregon; (5) Reservations, restrictions, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is Gift.

Until a change is requested, all tax statements shall be mailed to Grantee at 2153 Wantland, Klamath Falls, Oregon 97601.

Dated this 19th day of March, 1979.

STATE OF OREGON
County of Klamath

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James R. Guerin
March 19, 1979

Personally appeared the above-named JAMES R. GUERIN, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Opal V. McDonald
Notary Public for Oregon

My Commission expires: Feb. 25, 1980

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 19th day of March A.D. 19 79
at 3:19 o'clock P M, and duly
recorded in Vol. M79 of Deeds
age 6183

Wm D. MILNE, County Clerk

By Bernard J. Smith Deputy

Fee \$3.00

Returned to
Thelma A. Guerin
2153 Wantland

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

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