

31644  
WHEN RECORDED MAIL TO:

Hammond & Duke Inc  
Box 498  
BY Or 97622

MAIL TAX STATEMENTS TO:

same

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  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.

Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

66785

WARRANTY DEED

WILLIAM R. OWENS and MARGARET H. OWENS,

Vol. <sup>m</sup> 79 Page 10347

GRANTOR, conveys and warrants to HAMMOND & DOKE, INC., a California Corporation,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth below:

The real property described in Exhibit "1" subject to the  
exceptions set forth in said Exhibit "1" attached hereto  
and thereby made a part hereof as though fully set forth  
hereat.

79 MAY 7 PM 3 56

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 850,000.00. However,  
the actual consideration consists of or includes other property or value given or promised which is [part of the] ~~the whole~~  
consideration. Trade of Calif. land for net credit of \$364,252.81.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 1st day of March, 19 77.

William R. Owens

Margaret H. Owens

STATE OF OREGON, County of Klamath ) ss. March 1, 19 77  
Personally appeared the above named WILLIAM R. OWENS and MARGARET H. OWENS

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

(Official Seal)

Before me: [Signature]  
Notary Public for Oregon  
My commission expires 9/25/77

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky  
Attorneys at Law  
A Professional Corporation  
635 Main Street  
Klamath Falls, Oregon 97601  
Telephone: 503/884-7728

TOWNSHIP 36 South, Range 14 East, Willamette Meridian

Section 23: Beginning at a point 100 feet West of the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23; thence North 200 feet; thence West 200 feet; thence South 200 feet; thence East 200 feet to the point of beginning.

Section 24: All

Section 25: N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$

Section 26: All

Section 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$

TOWNSHIP 36 SOUTH, RANGE 15 EAST, WILLAMETTE MERIDIAN

Section 16: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 17: W $\frac{1}{2}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 18: S $\frac{1}{2}$ N $\frac{1}{2}$ , N $\frac{1}{2}$ S $\frac{1}{2}$

Section 19: All

Section 20: N $\frac{1}{2}$ N $\frac{1}{2}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 21: W $\frac{1}{2}$ , SE $\frac{1}{4}$

Section 27: W $\frac{1}{2}$ , SE $\frac{1}{4}$

Section 29: E $\frac{1}{2}$ , SW $\frac{1}{4}$

Section 31: W $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$

Section 33: W $\frac{1}{2}$ , SE $\frac{1}{4}$

Section 35: S $\frac{1}{2}$

SAVING AND EXCEPTING a strip of land 66 feet in width across the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 21 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 31 Twp. 36 S.R. 15 E.W.M. conveyed to Weyerhaeuser Timber Company as described in Parcels 1 and 2 in deed recorded July 25, 1958, Vol. 301, page 347, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING a strip of land 66 feet in width in the N $\frac{1}{2}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 33 Twp. 36 S.R. 15 E.W.M. conveyed to Weyerhaeuser Timber Company by deed recorded January 13, 1959, Vol. 308, page 577, Deed Records of Klamath County, Oregon.

## SUBJECT TO:

1. Right of way for pole line, including the terms and provisions thereof, given by Klamath County, Oregon, to United States of America dated March 2, 1932, recorded March 3, 1932, Vol. 97, page 98, Deed Records of Klamath County, Oregon. Affects N $\frac{1}{2}$ SW $\frac{1}{4}$  Section 21 Twp. 36 S.R. 15 E.W.M.

2. Easement for roadway and transmission line, including the terms and provisions thereof, given by W. R. Campbell and Eva

Campbell, husband and wife, to the United States of America, acting by and through the Forest Service, U.S.D.A., dated May 27, 1948, recorded January 28, 1963, Vol. 342, page 617, Deed Records of Klamath County, Oregon. Affects NW $\frac{1}{4}$ SW $\frac{1}{4}$  and NW $\frac{1}{4}$  Section 21 Township 36 S.R. 15 E.W.M.

3. Reservations and restrictions contained in deed from Dave J. Campbell et ux., to Gordon Dolan and Roberta Carol Doan, husband and wife, dated October 1, 1963, recorded October 7, 1963, Vol. 348, page 443, Deed Records of Klamath County, as follows: "...but subject to one-half interest of said Henry C. Gerber in reservoir situate in E $\frac{1}{2}$  Sec. 29 Twp. 36 S.R. 15 E.W.M..."

4. Easement for roadway, including the terms and provisions thereof, given by R. M. Ranch Co., an Oregon corporation, to Weyerhaeuser Company, a Washington corporation, dated November 8, 1968, recorded December 16, 1968, Vol. M68, page 10828, Deed Records of Klamath County, Oregon. Affects W $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 17, S $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 18, NW $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 20, and N $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 29 Twp. 36 S.R. 15 E.W.M.

5. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Purchaser assumes and agrees to pay and perform.

6. Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of the herein described premises lying below the high water line of Sprague River.

7. Easements apparent on the land.

8. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.

9. Mortgage, including the terms and provisions thereof, given by Gordon Dolan and Roberta C. Dolan, husband and wife, to The Traveler's Insurance Company, a corporation, dated September 25, 1963, recorded October 7, 1963, Vol. 219, page 527, Mortgage Records of Klamath County, Oregon, to secure the payment of \$100,000.00. By instrument recorded December 16, 1968, said mortgage was subordinated to easement Vol M68, page 10828, which said mortgage Grantee doesnot assume and Grantee agrees to pay and indemnify and hold Grantee harmless from as more particularly set forth in the Contract between the parties dated March 1, 1977.

10. Mortgage, including the terms and provisions thereof, given by Gordon Dolan and Roberta Carol Dolan, husband and wife, to Dave J. Campbell, dated October 1, 1963, recorded October 7, 1963, Vol. 219, page 535, Mortgage Records of Klamath County, Oregon, to secure the payment of \$275,000.00. By instrument recorded December 16, 1968, Vol. M68, page 10832, said mortgage was subordinated to easement Vol. M68, page 10828. By instrument between Dave J. Campbell and William R. Owens and Margaret H. Owens, husband and wife, dated May 8, 1970, recorded June 9, 1970, Vol. M70, page 4645, Mortgage Records of Klamath County, Oregon, said mortgage has been modified and extended. Which said mortgage Grantee doesnot assume and Grantee agrees to pay and indemnify and hold Grantee harmless from as more particularly set forth in the Contract between the parties dated March 1, 1977.

Exhibit "1" to Warranty Deed  
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of May A.D., 1979 at 3:56 o'clock P M., and duly recorded in Vol. 279 of Deeds on Page 10347.

FEE: 9.00

WM. D. MILNE, County Clerk

By Bernice A. Shetsch Deputy