

KNOW ALL MEN BY THESE PRESENTS, That

Carl A. Rajnus and Virginia Mae Rajnus, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roger L. Thorne and Nancy Ann Thorne, Husband and Wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NW $\frac{1}{4}$ SW $\frac{1}{4}$, the Westerly 800 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, EXCEPTING THEREFROM the EASTERLY 132 feet thereof, all in Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(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.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00

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 9 day of August, 19 79, 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)

Carl A. Rajnus

Virginia Mae Rajnus

STATE OF OREGON,

County of Klamath

8-9-

ss.

STATE OF OREGON, County of

19

) ss.

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

Personally appeared the above named

Carl A. Rajnus and

Virginia Mae Rajnus

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Roger and Nancy Anne Thorne

Harpold Road

Malin, Oregon

97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

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

file/reel number, Record of Deeds of said county

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.

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2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land, and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Shasta View Irrigation District.

5. Easement, including the terms and provisions thereof, granted to The Pacific Telephone and Telegraph Company, a California corporation, recorded August 1, 1942 in Volume 149, page 71, Deed Records of Klamath County, Oregon. (AFFECTS N $\frac{1}{2}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ of Section 29)

6. Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power and Light, a corporation, recorded December 8, 1976 in Volume M76, page 19738, Microfilm Records of Klamath County, Oregon. (Affects the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; the N $\frac{1}{2}$ of Section 29; and the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of Section 30, all in Township 40 South, Range 12 East of the Willamette Meridian; also the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and that portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ lying East of the Malin Bonanza Highway in Section 24, Township 40 South, Range 11 East of the Willamette Meridian).

7. Right of Way Option, including the terms and provisions thereof, granted to Pacific Power and Light Company, a corporation, recorded May 3, 1976 in Volume M-76, page 6491, Microfilm Records of Klamath County, Oregon. Said easement is for a right of way variable feet in width for an electric transmission line of one or more wires and all necessary or desirable appurtenances, including towers, poles, props, guys and other supports, upon, over and across those certain premises situated in Township 40 South, Range 11, 12 East, Section 28, 29, 30, 24, County of Klamath, State of Oregon.

Right-of-Way Easement, including the terms and provisions thereof,
Dated: April 12, 1979
Recorded: May 7, 1979
Volume: M79, page 10269, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company, a corporation
For: Electric transmission and distribution lines

Right for Road Use, including the terms and provisions thereof,
Dated: June 27, 1979
Recorded: July 2, 1979
Volume: M79, page 15563, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company, a corporation
For: Use of an existing road as necessary for construction, operation and maintenance of electric power line.

An Easement created by instrument, including the terms and provisions thereof,
Dated: August 2, 1979
Recorded: August 3, 1979
Volume: M79, page 18478, Microfilm Records of Klamath County, Oregon
In favor of: Carl A. Rajnus and Virginia Mae Rajnus, husband and wife
For: a non-exclusive easement for ingress and egress

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of August A. D. 1979 at 4:05 o'clock P. M., at

only recorded in Vol. M79, of Deeds on Page 19038

Wm D. MILNE, County Clerk

Fee \$7.00