

WARRANTY DEED

(Statutory Form)

ROBERT A. MERCER (Grantor), hereby conveys and warrants to PACIFIC POWER & LIGHT COMPANY, a Maine corporation (Grantee) the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

The South-half of the West-half of Lot 14 in Block 14 of Klamath Falls Forest Estates, Sycan Unit, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO the following encumbrances:

1. Reservations and restrictions in deed from United States to Edward I. Mitchell, et al, as follows: "...Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of records; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."
2. Reservations and restrictions in deed from Klamath Lumber and Box Co., Inc., recorded November 23, 1962 in Vol. 344, page 478, records of Klamath County, Oregon, as follows: "Excepting and reserving unto the grantor, its successors and assigns forever, 50% of all mineral rights."
3. Reservations and restrictions in the dedication of Klamath Falls Forest Estates, Sycan Unit, as follows: "...said plat being subject to a 50 foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."
4. Transmission Line Easement, including the terms and provisions thereof, given by National Forest Land Development Co., et al, to the United States of America, dated September 26, 1966, recorded October 4, 1966 in Vol. M66, page 9809, Microfilm records of Klamath County, Oregon.

5. Electric Transmission Line Easement, including the terms and provisions thereof, given by National Forest Land Development Co., et al, to Portland General Electric Company, an Oregon corporation, dated October 10, 1966, recorded October 17, 1966 in Volume M66, page 10073, Micro-film Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer is \$2,615.00.

Until a change is requested, tax statements are to be sent to Pacific Power & Light Company, 920 S. W. Sixth Avenue, Portland, Oregon 97204.

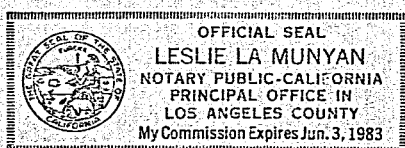
DATED this 23 day of January, 1980.

By Robert A. Mercer

Robert A. Mercer

California
STATE OF ~~OREGON~~)
County of Los Angeles) ss.

The foregoing instrument was acknowledged before me this 23 day of January, 1980, by Leslie Lamunyan.



Leslie La Munyan
Notary Public for ~~OREGON~~ California
My Commission Expires: 6/3/83

Tax Statements
Return to:
Pacific Power & Light Company
920 S. W. Sixth Avenue
Portland, Oregon 97204

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 25th day of January A. D. 1980 at 2:50 clock P M., and
fully recorded in Vol. M80, of Deeds on Page 1634

Fee \$7.00

Wm D. MILNE, County Clerk

By Sametha H. Hetch