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Vol. <sup>m</sup> 80 Page 3336WARRANTY DEED  
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JOE A. JONES and ARLYN M. JONES, husband and wife, JOSEPH P. JONES and DEBRA J. JONES, husband and wife, and ANDREW V. JONES and JENEANE M. JONES, husband and wife, Grantors, convey and warrant to RICHARD C. MUCH and ELSIE M. MUCH, husband and wife, HARRY D. BELL and PHYLLIS J. BELL, husband and wife, KENNETH R. MUCH, a single man, MARLENE C. MUCH, a single woman, ERNEST C. RYDINGSWORD and ELSIE M. RYDINGSWORD, husband and wife, RICHARD S. RYDINGSWORD and MIONIA J. RYDINGSWORD, husband and wife, VERNON E. SEELEY and EDNA E. SEELEY, husband and wife, RICHARD R. SPLETZER, a single man, WILLIAM J. VOSS and ALMA I. VOSS, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  and N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 35, Township 34 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section, thence East along the North Section line a distance of 155 feet to the true point of beginning; thence South parallel with the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  and N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 825 feet; thence East parallel with the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 375 feet; thence North a distance of 165 feet; thence West a distance of 135 feet; thence North a distance of 660 feet to the North section line to a point that is 240 feet East of the true point of beginning; thence West along the section line a distance of 240 feet to the true point of beginning.

TOGETHER WITH AN EASEMENT APPURTENANT:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 35, Township 34 South, Range 6 East of the Willamette Meridian; thence South along the West line of the Joe A. Jones Tract as in document recorded December 12, 1968, in Book M-68 at page 10792, Microfilm records, 40 feet; thence East and parallel with the North line of said Section 35 a distance of 155 feet; thence North 40 feet; thence West along said section line to the point of beginning, in Klamath County, Oregon.

This easement is for the benefit of and appurtenant to that land, or any portion thereof, in Klamath County, Oregon.

described as:

A portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  and N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 35, Township 34 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section; thence East along the North Section line a distance of 155 feet to the true point of beginning; thence South parallel with the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  and N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 825 feet; thence East parallel with the South line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 375 feet; thence North a distance of 165 feet; thence West a distance of 135 feet; thence North a distance of 660 feet to the North section line to a point that is 240 feet East of the true point of beginning; thence West along the section line a distance of 240 feet to the true point of beginning.

Grantors convey to Grantees the right at any time to construct, inspect and maintain on the Easement conveyed, a road or roads, not to exceed Forty (40) feet in width sufficient for access and egress.

The Grantors, however, hereby expressly reserve for themselves, their heirs and assigns, the right, title and interest to utilize the above granted easement for all purposes, so long as not to materially interfere with Grantees rights.

The Grantees shall construct and maintain in a good and workmanlike manner, such street or road as needed, and shall keep such as safe for travel as possible. The expense of construction, and maintenance thereof, shall be shared equally between Grantors and Grantees.

The Grantors and Grantees further agree to each grant a 20 foot road access easement which will total 40 feet in width and said easement to be appurtenant to the estates of both Grantors and Grantees. Said road easement shall run on the 375 foot Southwest Division line.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Acreage and use limitations under the provisions of the United States Statutes and regulations issued thereunder;
3. All contracts, water rights, 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, if any there may be;

4. Rights of the public in and to any portion of said premises lying within the limits of the roads and highways;

5. Easement agreement and release of damages, including terms and provisions thereof regarding the raising, lowering, flooding and overflowing of the water levels of Upper Klamath Lake as set forth in instrument from Carleton O. Brown, et ux, et al to the California Oregon Power Company, recorded September 7, 1935, in Volume 105 at page 165.

The true and actual consideration paid for this conveyance is \$25,140.00.

WITNESS Grantors' hands this 9th day of March, 1975.

Joe Jones

Arlyn M Jones

Joseph P Jones

Debra J Jones

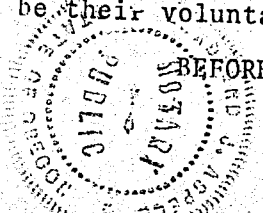
Andrew V. Jones

Jeneane M Jones

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared JOE A. JONES and ARLYN M. JONES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

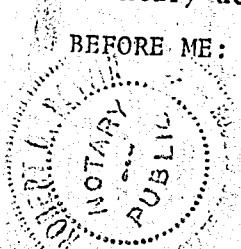


STATE OF OREGON )  
County of Klamath ) ss.

Bridget A. Hall  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3 Feb '79

Personally appeared JOSEPH P. JONES and DEBRA J. JONES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

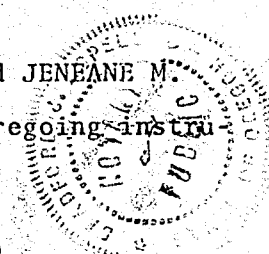


Robert Brown  
NOTARY PUBLIC FOR OREGON  
My Commission Expires:

3339

STATE OF OREGON            )  
                                  ) ss.  
County of Klamath        )

Personally appeared ANDREW V. JONES and JENEANE M. JONES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Bradford A. Apple  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2 Feb '79

*Return to*

Mr. and Mrs. Richard G. Much  
18930 Ardley Place  
Van Nuys, California 91410

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Richard G. Much

this 20th day of February A. D. 1980 at 2:30 clock P.M., and

fully recorded in Vol. M80, of Deeds on Page 3336

Wm D. MILNE, County Clerk

By Bernetha A. Fetsch

Fee \$14.00