

KNOW ALL MEN BY THESE PRESENTS, That MARJORIE E. DEATON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN P. HAUGEN

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:

Lots 88 and 104, ODESSA SUMMER HOME SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. A 20 foot building setback from street sides as shown on dedicated plat.
2. Restrictions and easements as contained in plat dedication.
3. Agreement concerning the operation of the dam and control of the water levels of Upper Klamath Lake.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded January 8, 1959 in Volume 308, page 401, Deed Records of 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 state above, 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 \$ 5,000.00
However, this actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration indicated which if 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 14th day of February, 1980; 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)

MARJORIE E. DEATON

Marjorie E. Deaton

CALIFORNIA

STATE OF CALIFORNIA

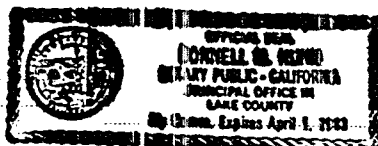
County of LAKE

March 10

19 80

Personally appeared the above named

MARJORIE E. DEATON



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

Before me:

Donnell M. Nunn

Notary Public for Oregon

My commission expires: 4-1-83

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:

Notary Public for Oregon

My commission expires:

Ms. Marjorie E. Deaton
9190 Montecuma
Kelseyville, CA 95451

Warren P. Haugen
1111 NE Cherry
Medford, Oregon 97504

After recording return to:

SAME AS GRANTEE

NAME ADDRESS ZIP

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

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of March, 1980, at 10:29 o'clock A. M., and recorded in book 330 on page 471 or as file/reel number 31393, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By [Signature] Recording Officer
Deputy

MEMORANDUM OF CONTRACT

NOTICE IS HEREBY GIVEN, that BENNIE J. SCHULTZ and JEAN SCHULTZ (Seller) and ALBERT STEPHEN DERHEIMER and DEBRA LYNN DERHEIMER (Purchaser) entered into a Land Sale Contract dated 3-12-80, 1980, whereby Seller agreed to sell and Purchaser agreed to purchase a fee simple interest in the real property described in Exhibit A attached.

The terms and conditions of the contract are incorporated by reference as if set forth herein. This memorandum is made for the purpose of recording in the Official Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$18,726.70.

Until a change is requested, all tax statements shall be sent to the following address: 7251 S.E. Bybee Blvd., Portland, Oregon 97206.

DATED this 12 day of MARCH, 1980.

Bennie J. Schultz
BENNIE J. SCHULTZ

Jean Schultz
JEAN SCHULTZ

(Seller)

Stephen
Albert A. Derheimer
ALBERT STEPHEN DERHEIMER

Debra Lynn Derheimer
DEBRA LYNN DERHEIMER

(Purchaser)

1872

STATE OF OREGON)
) ss.
County of LANE)

MARCH 12 , 1980

Personally appeared the above named BENNIE J. SCHULTZ and JEAN SCHULTZ and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Louise Leonard
Notary Public for Oregon
My Commission Expires: 2-26-84

STATE OF OREGON)
) ss.
County of LANE)

MARCH 13 , 1980

Personally appeared the above named ALBERT STEPHEN DERHEIMER and DEBRA LYNN DERHEIMER and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Louise Leonard
Notary Public for Oregon
My Commission Expires: 2-26-84

DESCRIPTION

4874

Beginning at a point 660 feet West of the Southeast corner of the Southwest quarter of the Northeast quarter of Section 25, Township 24 South, Range 8 E.W.M., Klamath County, Oregon; thence North parallel with the East line of such Southwest quarter of the Northeast quarter 1320 feet more or less, to the North line of such Southwest quarter of the Northeast quarter; thence West along the North line of such Southwest quarter of the Northeast quarter 220 feet; thence South parallel with the East line of such Southwest quarter of the Northeast quarter 1320 feet more or less, to the South line of such Southwest quarter of the Northeast quarter; thence East along the South line of such Southwest quarter of the Northeast quarter 220 feet to the Point of Beginning.

EXCEPTING THEREFROM, any portion thereof lying northerly of the southerly boundary of the following described property: Beginning 660 feet West and 440 feet South of the Northeast corner of the Southwest quarter of the Northeast quarter of Section 25, Township 24 South, Range 8, E.W.M.; thence West parallel with the North line of such Southwest quarter of the Northeast quarter 218 feet; thence South parallel with the East line of such Southwest quarter of the Northeast quarter 440 feet; thence East parallel with the North line of such Southwest quarter of the Northeast quarter 219 feet; thence North parallel with the East line of such Southwest quarter of the Northeast quarter 440 feet to the Point of Beginning;

RESERVING THEREFROM the East 25 feet for road purposes and utility easements, in Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

Mountain Title Co.

EXHIBIT "A"

on this 14th day of March A.D. 19 30
at 10:20 o'clock A. M. and duly
recorded in Vol. 430 of Deeds
Page 4072

Wm D. MILNE, County Clerk

By Samuel H. H. H. H. Deputy

Fee \$10.00

MTC