

TROY QUALLS and LEONA QUALLS, husband and wife

hereinafter called grantor, convey(s) to

ROGER LEROY DOKKEN and MARGARET ANN DOKKEN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

see attached description

SUBJECT TO:

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

2. An easement created by instrument, including the terms and provisions thereof,

Dated : May 4, 1908

Recorded : December 13, 1910 Book: 30 Page: 495

For : An easement for drain ditch 1 rod wide on the line between Lots 2 and 3

3. An easement created by instrument, including the terms and provisions thereof,

Dated : May 15, 1908

Recorded : December 14, 1910 Book: 30 Page: 495

For : An easement for drain ditch 1 rod wide across the W $\frac{1}{2}$ NW $\frac{1}{4}$ and other property.

4. continued on reverse side

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned above and on reverse side

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 200,000.00 .*

Dated this 8th day of April, 19 80.

Troy Qualls

TROY QUALLS

Leona Qualls

LEONA QUALLS

STATE OF OREGON, County of Klamath) ss.

April 8

19 80 personally appeared the above named Troy Qualls and Leona Qualls and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,

) ss.

County of)

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

Deputy

After Recording Return to:

Mr. & Mrs. Roger Dokken

Rt. 1, Box 1637B

K. Falls, OR 97601

Send Tax Statements To

Dept. of Veterans' Affairs

1235 Ferry St., S.E.

Salem, OR 97310

4. An easement created by instrument, including the terms and provisions thereof,
Dated : February 9, 1911
Recorded : February 6, 1912 Book: 35 Page: 526
In favor of : Modoc Northern Railway Co.
For : Right to build and maintain culverts and surface ditches outside of their 100 foot wide railroad

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5. An easement created by instrument, including the terms and provisions thereof,
Dated : September 29, 1928
Recorded : November 24, 1928 Book: 82 Page: 584
In favor of : The California Oregon Power Company, a California Corporation
For : 10 foot wide electric transmission line across Lots 2 and 3

6. An easement created by instrument, including the terms and provisions thereof,
Dated : May 31, 1929
Recorded : July 1, 1929 Book: 87 Page: 412
In favor of : The California Oregon Power Company, a California Corporation
For : Electric transmission line parallel and adjacent to the East line of the Highway

7. An easement created by instrument, including the terms and provisions thereof,
Dated : April 26, 1978
Recorded : May 5, 1978 Book: M-78 Page: 9155
In favor of : Pacific Power & Light Company, a corporation
For : 175 foot wide electric transmission line (Affects Lots 2 and 3)

8. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

DESCRIPTION

In Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

Section 27: Lots 2, 3 and 4

Section 34: The W $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$ and that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows:

Beginning at the Northeast corner of said South-east quarter of Northwest quarter of Section 34, aforesaid, and running thence West four rods; thence South three rods; thence East four rods; thence North three rods to the place of beginning.

EXCEPTING, however, a strip 3 rods wide off the East side of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, also excepting a 100 foot strip conveyed to Modoc Northern Railway Co. for Railroad by Deed recorded February 6, 1912 in Book 35 at page 526, Deed Records and that portion lying within the right of way of the Dalles-California Highway (Highway #97)

AND ALSO EXCEPTING a tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence Southerly, along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 94 feet to an existing fence and true point of beginning of this description; thence Westerly along said fence and its extension 344 feet, more or less, to the Northeasterly right of way line of State Highway No. 39; thence Southeasterly, along said right of way line, 474 feet, more or less, to a point on the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence Northerly, along said East line, 326 feet, more or less, to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of April A.D., 19 80 at 11:35 o'clock A M., and duly recorded in Vol M80 of Deeds on Page 6550.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice Shetch Deputy