

KNOW ALL MEN BY THESE PRESENTS, That
Wilbur Eggsman and Mable S. Eggsman, Husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Edward E. Arnold and Phyllis M. Arnold, 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:

See legal description as it appears on the reverse of this deed.

(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 those 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 \$ 20,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 10th day of June, 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)

STATE OF OREGON,)
County of Klamath) ss.
June 10, 1980

Personally appeared the above named
Wilbur Eggsman and Mable S. Eggsman

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

Before me
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:
My Commission Expires July 13, 1981

STATE OF OREGON, County of) ss.
June 10, 1980

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 _____, 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:

Wilbur Eggsman and Mable S. Eggsman

GRANTOR'S NAME AND ADDRESS

Edward E. Arnold and Phyllis M. Arnold
P.O. Box 258
Bakersfield, Ca. 93302

GRANTEE'S NAME AND ADDRESS

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,) 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 _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

A tract of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Brass Cap marking the one-quarter corner common to Sections 14 and 23; thence South 89° 06' 00" West 1089.14 feet, along the North line of Section 23 to a 5/8" iron rod; thence South 00° 01' 10" West, 600.00 feet, parallel with the North-South centerline of Section 23, to a 5/8" iron rod; thence North 89° 06' 00" East 1089.14 feet parallel with the North line of Section 23, to a 5/8" iron rod on the North-South centerline of Section 23; thence North 00° 01' 10" East 600.00 feet, along the North-South centerline of Section 23 to the point of beginning.

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. Reservations, restrictions and easements as contained in instrument recorded in Volume 304, page 642, Deed Records of Klamath County, Oregon, to wit:
"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."

(With other property)

5. Reservations and restrictions as contained in Land Status Report recorded in Volume 304, page 644, Deed Records of Klamath County, Oregon.
(With other property)

6. Easements and restrictions as contained in Land Status Report recorded in Volume 304, page 644, Deed Records of Klamath County, Oregon, to wit:

"The above described property is subject to any 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 record; 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. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

(With other property)

7. Reservations and restrictions as contained in Deed to Restricted Indian Land recorded in Volume 310, page 31, Deed Records of Klamath County, Oregon, to wit:

"All merchantable timber now on the lands herein conveyed is hereby reserved for the use and benefit of the grantor, his heirs, executors, administrators or assigns."

(With other property)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of June A. D. 1980 at 11:32 o'clock A.M., and

fully recorded in Vol. M80, of Deeds on Page 10598

Wm D. MILNE, County Clerk

Fee \$7/00

By Loretta J. Lorch