

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Triple E. Construction, Juanita A. Bair, hereinafter called 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"

MOUNTAIN TITLE COMPANY

(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 stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$47,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of July, 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.

TRIPLE E. CONSTRUCTION

(If executed by a corporation, affix corporate seal)

Richard N. Emard

STATE OF OREGON, County of Klamath, ss. July 30, 1980.

Personally appeared

Richard N. Emard, 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

and acknowledged the foregoing instrument to be his voluntary act and deed, 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.

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires July 13, 1981

Triple E. Construction

GRANTOR'S NAME AND ADDRESS
Juanita A. Bair
P.O. Box 798
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS
as above
NAME, ADDRESS, ZIP
as above
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the day of July, 1980, at o'clock M., and recorded in book on page or as file/serial number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
By Deputy

That certain real property situated in Sections 1 and 2 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the North 200 feet of the South 1438 feet of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 1, and that portion of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 2 that lays Easterly of the Chiloquin Ridge Road, and being more particularly described as follows:

Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the $\frac{1}{4}$ corner common to Sections 1 and 2; thence Easterly parallel to the East-West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East-West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 89° 07' 05" West 169.65 feet to a point on the Easterly right of way line of the Chiloquin Ridge Road; thence South 00° 42' 52" West 200.02 feet along said right of way line to a point; thence North 89° 07' 05" East 170.29 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.

2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.

3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

4. Right of Way to Bonneville Power Administration, approved for a period of fifty years, from September 14, 1951, by N. N. Critchfield, Branch of Land, Bureau of Indian Affairs, on September 26, 1952, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

5. Right of Way to United States of America, its successors or assigns, for Chiloquin Ridge Road, approved by A. W. Galbreith, Superintendent, Klamath Indian Agency, on February 14, 1957, pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 17), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

6. The above described property is 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 of 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), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Mountain Title Co.

filed for record at request of _____ A. D. 1980 at 3:22 P. M. on

this 30th day of July Fee \$7.00

uly recorded in Vol. M80 of Deeds on Page 14174

W. D. MILNE, County Clerk

By Bernetha A. Heltsch

Fee \$7.00