

90454

JAMES F. WILLIAMS and KAREN L. WILLIAMS, husband and wife  
GORDON W. BETTLES and FLORA E. BETTLES, husband and wife  
all that real property situated in the County  
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

SEP 30 AM 11 11

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"

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 \$ 60,000.00

Dated this 25th day of September, 1980.

Karen L. Williams  
James F. Williams

STATE OF OREGON, County of Klamath ) ss.

On this 29th day of September, 1980 personally appeared the above named  
James F. Williams and Karen L. Williams, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Susan C. Pitzke  
Notary Public for Oregon  
My commission expires: 11-2-82

- \* 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)

TO

After Recording Return to:

Tax Statements to:  
Mr. & Mrs. Gordon W. Bettles  
Blair Rt. 1, Box 82 A  
Chiloquin, Oregon 97624

STATE OF OREGON, )

County of ) ss.

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.

By \_\_\_\_\_ Title  
Deputy

A tract of land situated in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 600 feet along said line to a point; thence due West to a point in the West line of the Dalles-California Highway, being the true point of beginning; thence from this point, due West 300 feet, more or less, to the lakeshore line; thence along said lakeshore in a Southwesterly direction, 100 feet, more or less, to a point; thence due East to a point on the West line of the Dalles-California Highway; and thence along said West line of the Dalles-California Highway in a Northeasterly direction to the place of beginning.

Subject to:

1. Reservations, including the terms and provisions thereof, as set forth in Land Status Report recorded May 23, 1962 in Deed Volume 337 at page 537, Records of Klamath County, Oregon.
2. Agreement, including the terms and provisions thereof, executed by Carlos Blair, a single man, to The California Oregon Power Company, a California Corporation, dated April 28, 1925, recorded May 11, 1925 in Book 65 at page 580, Deed Records of Klamath County, Oregon.
3. Right of way, including the terms and provisions thereof, to The California Oregon Power Company, a California Corporation, recorded in Deed Records of Klamath County, Oregon, as follows:
  - (a) From Charles Blair Knight, et ux., dated August 2, 1939, recorded September 27, 1939 in Book 124 at page 509, Deed Records. (Affects Lots 9 and 10 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian.)
  - (b) From Carlos Blair, dated August 1, 1939, recorded September 27, 1939, in Book 124 at page 510, Deed Records. (Affects Lots 9, 10, 15 and 16 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian.)
4. Rights of the public in and to any portion of the herein described property lying within the limits of roads or highways.
5. Rights of the public and of Governmental bodies in and to any portion of the herein described property lying below the high water mark of Agency Lake.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
this 30th day of September A. D. 1980 at 11 o'clock AM., on  
uly recorded in Vol. 480, of Deeds on Page 8730

Wm D. MILNE, County Clerk

By Bernetha J. Petch

Fee \$7.00