

DEL EAYRS

KEITH L. MILLER and SANDRA J. MILLER, husband and wife, hereinafter called grantor, convey(s) to

all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

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 \$75,000.00.

Dated this 24th day of September, 1980.

*[Signature]*

STATE OF OREGON, County of Klamath ss.

On this 1st day of September 8 P. Oct., 1980 personally appeared the above named Del Eayrs and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

*[Signature: Susan C. Patzke]*

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: & Taxes:

M. & W. Keith L. Miller  
3810 Pine Grove Road  
City, 97601

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

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

19831

## EXHIBIT "A"

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 9; thence Southerly along the North-South center section line of said Section 9 a distance of 1960 feet to the true point of beginning of this description; thence continuing Southerly along said North-South center section line 646 feet, more or less, to the Westerly right of way line of the County Road; thence Northeasterly along said Westerly right of way line to a point that bears East from the true point of beginning; thence West to the true point of beginning.

## EXCEPTING THEREFROM

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 9; thence Southerly along the North-South center section line of said Section 9 a distance of 2160 feet to the true point of beginning of this description; thence continuing Southerly along said North-South center section line 446 feet, more or less, to the Westerly right of way line of the County Road; thence Northeasterly along said Westerly right of way line to a point that bears East from the true point of beginning; thence West to the true point of beginning.

## Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, recorded July 31, 1942 in Book: L49 Page: 41 in favor of Pacific Telephone and Telegraph.
3. An easement created by instrument, including the terms and provisions thereof, recorded May 22, 1963 in Book: 345 Page: 422 in favor of Pacific Power and Light Company.
4. An easement created by instrument, including the terms and provisions thereof, recorded August 30, 1960 in Book: 323 Page: 202 in favor of The California Oregon Power Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 10th day of October A. D. 19 80 at 3:44 o'clock P. M., on  
 duly recorded in Vol. M80, of Deeds on Page 19830

Wm D. MILNE, County Clerk

By Bernetha A. Helrich