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38-22666  
T/A # M-38-22667-7  
WARRANTY DEED (INDIVIDUAL) Vol. 1780 Page 21057

OTIS C. KNIGHTON and WINNIFRED O. KNIGHTON, Husband and Wife

, hereinafter called grantor, convey(s) to

JOHN E. STRIBLING

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 as shown on the 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 23rd day of October, 19 80.

Otis C. Knighton  
OTIS C. KNIGHTON  
Winnifred O. Knighton  
WINNIFRED O. KNIGHTON

STATE OF OREGON, County of Klamath ) ss.

On this 28th day of October, 19 80 personally appeared the above named Otis C. Knighton and Winnifred O. Knighton and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene V. Addington  
Notary Public for Oregon  
My commission expires: 3-22-81

- \* 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)

TO

After Recording Return to: Mr. John E. Stribling

P.O. Box B  
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.

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

PARCEL 1

Lots 5, 6, 7, 8, 9, 10 and 25, MODOC POINT, in the County of Klamath, State of Oregon.

PARCEL 2

A portion of Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a point in Lot 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, which is the intersection of the Westerly line of Modoc Point, a platted subdivision in Klamath County, Oregon with the shore line of Upper Klamath Lake; thence North 5° 32' West, along the Westerly line of said Modoc Point, a distance of 468.47 feet; thence North 71° 45' West, along the Southwesterly boundary line of a road in Modoc Point, a distance of 120.2 feet; thence due West, a distance of 439 feet, more or less, to the mean high water line of said Lake; thence Southeasterly along said mean high water line, to the point of beginning.

Seller reserves the right to launch boats on upper Klamath Lake over Gov't Lot #27 of the below described property, until such time as above named grantees construct a launching ramp. At such time as launching ramp is constructed said grantee shall provide above named grantor with a diagram of the location of the launching ramp and a diagram of access for ingress and egress to launching ramp. This easement for access for ingress and egress and right to use launching ramp is for the benefit of Richard O. Knighton, Carl L. Aubrey, Otis C. Knighton and family and friends when accompanied by either Richard O. Knighton, Carl L. Aubrey or Otis C. Knighton.

This easement is limited to launching, retrieving, docking, anchoring and mooring of boats.

This easement shall terminate upon the death of Richard O. Knighton, Carl L. Aubrey and Otis C. Knighton.

A portion of Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a point in Lot 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, which is the intersection of the Westerly line of Modoc Point, a platted subdivision in Klamath County, Oregon with the shore line of Upper Klamath Lake; thence North 5° 32' West, along the Westerly line of said Modoc Point, a distance of 468.47 feet; thence North 71° 45' West, along the Southwesterly boundary line of a road in Modoc Point, a distance of 120.2 feet; thence due West, a distance of 439 feet, more or less, to the mean high water line of said Lake; thence Southeasterly along said mean high water line, to the point of beginning.

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the Modoc Point Sanitary District. 2. Subject to easements for water distribution and sewage disposal including the terms and provisions thereof, as set forth in deed recorded July 6, 1946 in Book 192 at page 1, Deed Records. (Affects Parcel 1) 3. Subject to easement for Septic Tank and Sewage Disposal Facilities, including the terms and provisions thereof, as set forth in deed recorded July 6, 1946 in Book 192 at Page 1, Deed Records. (Affects Parcel 2) 4. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Klamath Lake. (Affects Parcel 2-vestees deed conveyed to mean high water line) 5. An easement created by instrument, including the terms and provisions thereof, recorded in Book 63 at page 316 and Book 193 at page 195, Deed Records, in favor of California Oregon Power Company, for transmission line easement. (Affects the part of Parcel 2 lying in Government Lot 22) 6. An easement recorded August 10, 1928 in Book 82 at page 126 in favor of Klamath Telephone and Telegraph Company

STATE OF OREGON; COUNTY OF KLAMATH; ss. .

I hereby certify that the within instrument was received and filed for record on the 29th day of October A.D., 1980 at 3:43 o'clock P M., and duly recorded in Vol. 480, of Deeds on Page 21057.

FEE \$7.00

WM. D. MILNE, County Clerk

By Berntha H. Hetch Deputy