

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-26-2010 BY 60322 UCBAW/BJS

24537

GIVEN MARK EVERSOLE and SANDRA HOLT.

husband and wife
 husband called the grantor for the consideration hereinafter stated, to grantor paid by
 GRANTOR'S, INC.

the grantor 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 therunto belonging or appurtenant situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The southerly 330.5 feet of that portion of Government Lot 10, Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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

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 Williamson River.

contained in deed recorded in Volume 300, page 569, Records of Klamath County, Oregon.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that said grantee lawfully joined in the single of the above granted premises, free from all encumbrances except as noted and recorded as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

Continued from the front:

4. Reservations, restrictions and easements, including the terms and provisions thereof,
 contained in Land Status Report recorded in Volume 310, page 350, Records of Klamath
 County, Oregon, as follows:

"A. Right of Way for railroad by the Oregon Central and Eastern Railway Company, which was later succeeded by the Central Pacific Railway Company, and later on succeeded by the Southern Pacific Railway Company, approved by A. W. Jones, First Assistant Secretary, Department of the Interior, on February 4, 1914, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. L 990) as amended by the Act of June 25, 1910 (36 Stat. L 855-9), and Departmental regulations thereunder, and subject also to any prior, valid, existing right or adverse claim."

B. 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 or rights of way of record; and there is 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)."

5. Reservations as contained in Deed recorded in Volume M67, page 1955, Microfilm Records of Klamath County, Oregon, Earl J. Scherer and Hallie E. Scherer, husband and wife, Grantor and John Kalita and Eleanor C. Kalita, husband and wife, Grantee, as follows:

Subject to: A Joint user roadway easement over the Easterly 60 feet thereof."

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: January 17, 1970

Dated: January 17, 1979

Recorded: January 23, 1979

Volume: M79, page 1918, Microfilm Records of Klamath County, Oregon
Amount: \$6,000.00

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Grantor: Galen Mark Eversole and Sandra Holt, husband and wife
Trustee: Mountain Title Co.

Trustee: Mountain Title Company

Beneficiary: Robert E. Nye and Sarah M. Nye, husband and wife

Said Trust Deed and the Note it secures are not assumed by Oreranches, Inc., the Grantee herein. The grantor herein covenants to hold the grantee herein harmless therefrom.

STATE OF OREGON: COUNTY OF Klamath

STATE OF OREGON, COUNTY OF KLAMATH; ss. _____, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County, and is filed for record at request of Mountain Title Co.

his 18th day of December A. D. 1880 at 12:17 P. M.

July recorded in Vol. M80, of Deeds 24536

Wm D. MILNE, County

Fee \$7.00
By Bernetha J. Detoch

Fee \$7.00