

K- 33076

Vol. m81 Page 00069

WHEN RECORDED MAIL TO:

94343

05000

Came

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 \_\_\_\_\_ or as filing fee number \_\_\_\_\_, Record of Deeds of said County. Witness my hand and seal of County affixed.

Title

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

(Don't use this space; reserved for recording label in counties where used.)

MAIL TAX STATEMENTS TO:

CHARLES G. DUNCAN, LEONE M. DUNCAN and RICK C. DUNCAN  
P.O. BOX 277  
MALIN, OREGON 97632

WARRANTY DEED

WILLIAM S. FLESHER and ANN HOOK FLESHER aka ANN E. FLESHER, husband and wife, GRANTOR, conveys and warrants to CHARLES G. DUNCAN and LEONE M. DUNCAN, husband and wife, as to an undivided one-half interest, and RICK C. DUNCAN, unmarried, as to an undivided one-half interest, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Township 40 South, Range 11 East of the Willamette Meridian:

Section 28: S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$  saving and excepting that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southerly of the centerline of the Pope-Flesher ditch.

Section 33: That portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  lying Northeasterly of a direct line running from the Northwest corner to the Southeast corner thereof.

SUBJECT TO:

Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligation Grantee assumes and agrees to pay and perform.

Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(CONTINUED ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 280,000.00 . XXXXXX

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 30 day of OCT, 19 80

William S. Flesher

Ann Hook Flesher Ann E. Flesher

WILLIAM S. FLESHER

ANN HOOK FLESHER aka ANN E. FLESHER

STATE OF OREGON, County of Klamath ) ss. Oct. 30, 19 80

Personally appeared the above named WILLIAM S. FLESHER and ANN HOOK FLESHER aka ANN E. FLESHER, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kirstine L. Prock

Notary Public for Oregon

My commission expires 12/16/80

(Official Seal)

KIRSTINE L. PROCK  
NOTARY PUBLIC — OREGON

My Commission Expires

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION  
633 MAIN STREET  
KLAMATH FALLS, OREGON 97601

00070

00070

PROPERTY-DESCRIPTION (CONT'D):

Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation.

Any unpaid charges or assessments of Klamath Basin Improvement District.

Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Adams Point District Improvement Company.

Any unpaid charges or assessments of the Adams Point District Improvement Company.

Right of Way, including the terms and provisions thereof, given by Donald M. Smith, et ux, to The California Oregon Power Company, dated June 2, 1957, and recorded July 10, 1957, in Vol. 293, Page 38, Records of Klamath County, Oregon.

Right of Way, including the terms and provisions thereof, from J. Leland Pope and Sons, a partnership, to The California Oregon Power Company, a California Corporation, recorded May 4, 1959, in Vol. 312, Page 219, Deed Records of Klamath County, Oregon.

Right of Way Easement, including the terms and provisions thereof, given by William S. Flesher, et ux, to Pacific Power and Light Company, dated April 14, 1965, and recorded Oct. 12, 1965, in M-65, Page 2542, Records of Klamath County, Oregon.

Right of Way Easement, including the terms and provisions thereof, given by W. S. Flesher and Ann E. Flesher, to Pacific Power & Light Company, dated September 2, 1976, and recorded October 7, 1976, on Page 15766, Records of Klamath County, Oregon.

Agreement for Easement, including the terms and provisions thereof, by and between Wm. S. Flesher and Ann Hook Flesher, husband and wife, and Harold D. Hansen and Mary S. Hansen, dated October 4, 1976, and recorded March 1, 1977, in M-77, Page 3588, Records of Klamath County, Oregon.

Joint Use Agreement, including the terms and provisions thereof, by and between Lynn R. Pope, et ux, William S. Flesher, et ux, Charles G. Duncan, et ux, and J. Randall Pope, et ux, recorded June 17, 1980, in M-80, Page 11105, Records of Klamath County, Oregon.

Right of Way for Farm Road, including the terms and provisions thereof, by and between Lynn R. Pope, and William S. Flesher, et ux, recorded September 8, 1980, in M-80, Page 17005, Records of Klamath County, Oregon.

All rights of way and easements of record or those apparent thereon.

Agreement for Easement, including the terms and provisions thereof, by and between William S. Flesher and Ann Hook Flesher, and Kenneth R. Keeney and June W. Keeney, dated May 6, 1980, recorded June 6, 1980, in Vol. M-80, Page 10361, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

On the 2nd day of January A. D. 1981 at 3:32 clock P. M., or

uly recorded in Vol. M81, of Deeds on Page 69

Bernetha H. Flesher

Fee \$7.00

MAILED 10 JAN 21 1981

RECORDED  
INDEXED  
FILED  
JAN 21 1981  
CLERK OF COUNTY