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T/A #M-38-23299-1  
WARRANTY DEED (INDIVIDUAL)

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PAUL WHEELER TEMPLE

ROWE HUGHIE FEAGIN, JR.

hereinafter called grantor, convey(s) to

Klamath

all that real property situated in the County  
State of Oregon, described as:Lot 59, Block 15, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,  
PLAT NO. 1, in the County of Klamath, State of Oregon.

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 \$ 5,000.00 \*

Dated this 12th day of February, 19 81.

Paul Wheeler Temple

STATE OF OREGON, County of Klamath ) ss.

On this 12th day of February

Paul Wheeler Temple

, 19 81 personally appeared the above named  
and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me

Darlene P. 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

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

After Recording Return to: & Taxes:  
Mr. Rowe Hughie Feagin, Jr.  
Blue Heron - Route 1, Box 397  
Bonanza, OR 97623

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## SUBJECT TO:

1. Terms and provisions of Klamath Project and Langell Valley Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith.
2. Subject to reservations of gas, oil, coal, mines and minerals, including the terms and provisions thereof, as set forth in deed from Imogene Robb Davis, et ux., to George Lee, et al., recorded July 9, 1933 in Volume 101 at page 267, Deed Records of Klamath County, Oregon.
3. Subject to reservations of all oil and minerals, including the terms and provisions thereof, as set forth in deed from G. C. Lorenz and Kathryn C. Lorenz, husband and wife, to Crater Lake Lumber Company, a corporation, recorded May 25, 1937 in Volume 109 at page 541, Deed Records of Klamath County, Oregon.
4. Subject to reservations of all oil and minerals, including the terms and provisions as set forth in deed from Long Pine Lumber Company, a corporation to Crater Lake Lumber Company, a corporation, recorded May 25, 1937 in Volume 109 at page 543, Deed Records of Klamath County, Oregon.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, Klamath Falls Forest Estates, Highway 66 Unit.
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 12, 1963 in Book 346 at page 473, Deed Records.
7. Contract, including the terms and provisions thereof, dated May 22, 1979, recorded January 22, 1980 in Book M-80 at page 1273, Edward L. Shelton and Juanita Shelton, Vendor and Paul Wheeler Temple, Vendee, which Contract the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transmaerica Title Co.  
this 12th day of February A.D. 19 81 at 3:52 o'clock P. M., and  
duly recorded in Vol. M81, of Deeds on Page 2421.By Bernetha M. Helton EV. LYN BIEHN, County Clerk

Fee \$7.00