Jo 51' East perallel vith Pat U Correct and or i.W. Of the survey of intervented for the property of the from pin theorem 39° 09' West at right environ MOLE on Street a distance of 181.5 to feet to at iron tin; **BEO34**<sup>2</sup> distance of 120.0 teet to an approx DEED **BEO34**<sup>2</sup> distance of 120.0 teet to an approx **AO1 A** and the set **SEC 1 A** and **A** an or suid Section 1: cose STATUTORY WARRANTY DEED erptance of 30.0 feet. from the frequence the Southwest course of the Mildane to ROBERT J. CAMPBELL, JOAN C. CAMPBELL, RONALD W. BOEHLKE and to ROBERT J. CAMPBELL, JOAN C. CAMPBELL, RONALD W. BOEHLKE and SE KATHERINE H. BOEHLKE to each an undivided one-fourth interest as V in Klamath County, Oregon, free of action in the set as specifically by set forth herein: Bydset forth herein:

## (See Description on Back)

Compta oussideration for this conveyance is ComptA OLESON THE true and accurt schaving an exchange value of the exchange of real properties having an exchange value of \$303,376.00. to \$303,1376.00 treated to lott to tott to tott of toth St 1020 an tothe tothe tothe

wole of rest until a change is requested, all tax statements are to be Durisent alled the coundering street a distance of 120.0 feet to all from pint thence South distorte the coundering indicate betterson street a distance of 101.5 feet to Patterson sugget, 2, Marsery of 181.5 feet to an iron purt theory search 0° site a grarence of 62000 South Sixth Street mence yours on our and the entree Section J: Curklamath Falls, OR 197601 the Bars bonning of Larrenteen Bilder of 30.0 feet from the from arle at the Southwest corner of the Release of Anie begin North OrDALED, this is the day to be harden of Partice Street raid point begin North OrDALED, this is the distance

Sunge 9 East of the Willamette Meridian, gore partionlarly described as follows: Shan entrance Januar at march In the SOUTHERN OREGON MGT. CORP.

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Beers Horth ST 503 West a distance of BA There of Attack Stress of the of May Line of Patrone Stress of the of the of Patrone of Stress of the of the of Patrone of Stress of the Ha was for distance of 432.5 fact to an iron axle (the long chord of this curve 11. curve to the seft glong the Southwesterly right of any line of the State fror its center; thence in a Morthvesterix direction following the arc of a 30 TICH STATE COLOREGON DO IS MEETE FAILE TEREVIEW HIGHER NO FORE BE FIGHT SPELSE Rest starter of Spire if esse and the which iter of the Coutherster , int thence Merch by 09' MOLE County of Klamath Jes of Ter Steer to the

Control Noute So 00 /8 day of February, 1981, personally appeared So 20110 Noute On this /8 day of February, 1981, personally appeared BRUGE DURANT who, being first duly sworn, did say that he is the BRUGE DURANT who, being first duly sworn, an oregon corporation and the BRUGE DURANT who, being first duly sworn, an oregon corporation and the BRUGE DURANT who, being first duly sworn and oregon corporation and the BRUGE DURANT who, being first duly sworn and the say that he is the the being first duly sworn and the say that he is the corporate response of said corporation and that said instrument was signed and des sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be voluntary act and

deed. We allowed in the WELSE of

NOTARY PUBLIC FOR OREGON My Commission Expires: //

## DESCRIPTION W. Commission Scolred:

PARCEL 1

A tract of land situated in the NELSWA of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly gescriped we torfold at of said corporation by authority of its of East of the without to be volume sere of he volumers and and

MOLYKA

MIC NO. 9700-L

2837

Beginning at an iron pin which lies North 0° 51 West along the 40 line a distance of 542.3 feet and North 89° 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of the NE-SW- of Section 1, Township 39 South, Range 9, East of the Willamette Meridian, and running thence: Continuing North 89° 09' East a distance of 257.2 feet to an iron pin; thence North 209 18 b West a distance of 164.5 feet to an iron pin; thence North 45° 09' East a distance of 221.6 feet to an iron pin which lies on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, 40 feet at right angles from its center; thence in a Northwesterly direction following the arc of a 3° 11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 432.3 feet to an iron axle (the long chord of this curve bears North 57° 582' West a distance of 421:07') thence South 0° 51' East along the Easterly right of way line of Patterson Street a distance of 544.2 feet, more or less, to the point of beginning.

LESS a tract of land situated in the NELSWA of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street; said point begin North 0°051.0 West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NELSWL of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street; a distance of 181.5 feet to an iron pin; thence South 0° 51! East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning EXCEPTING THEREFROM that portion deeded to the State of Oregon by Deeds recorded July 24, 1964 in Volume 354, page 605, and recorded September 10, 1971 in Volume M71, page 9658, Deed Records of Klamath County. Oregon. Compt. Oregou. The true and actual consideration for this conveyance is

(See Description on Back)

PARCEL 2 OKCU peret

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A tract of land situated in the NESSW, of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: H. BOERTYE to stay as JugtArgag ous-tours

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0° 51' West a distance of 660.0 feet and North 89° 09' East all west distance of 30.0 feet from the iron axle at the Southwest corner of the NELSWL of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right Cangles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less to the point of beginning.

ALB SUBJECT TO: (1) Reservations and restrictions contained 2838 in Deed from State of Oregon to John A. Short recorded in Volume 25, Page 45, Deed Records of Klamath County, Oregon, including but not limited to the following: "Subject, however, to rightof-way for ditches, canals and reservoir sites for irrigation purposes constructed or which may be constructed, by authority of the United States or otherwise, which right-of-way is hereby expressly reserved."; (2) Grant of Right of Way Deed, including the terms and provisions thereof, in favor of The California Oregon Power Co. recorded in Volume 69, Page 577, Deed Records of Klamath County, Oregon, for electric transmission and distribution lines and appurtenances; (3) An easement for ditches and/or pipe lines to convey water for the benefit of adjoining property owners, as contained in Deeds recorded March 7, 1958, in Volume 298, Page 43 and 45, Deed Records of Klamath County, Oregon; (4) Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or reasement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded July 24, 1964, in Volume 354, Page 605, Deed Records of Klamath County, Oregon; (5) An easement created by instrument, including the terms and provisions thereof dated July 15, 1964, recorded July 24, 1964, in Volume 354, Page 605, Deed Records of Klamath County, for relocation of irrigation facilities and construction of highway slopes in favor of The State of Oregon, by and through its State Highway Commission; (6) Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded September 10, 1971, in Volume M-71, Page 9658, Microfilm Records of Klamath County, Oregon; (7) Right of way Easement, including the terms and provisions thereof, dated August 25, 1971, recorded September 10, 1971, in Volume M-71, Page 9658 AAA, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for electric transmission and distribution lines and appurtenances; (8) An Easement created by instrument, including the terms and provisions thereof, dated October 13, 1973, recorded October 19, 1973, in Volume M-73, Page 14101, Microfilm Records of Klamath County, Oregon, in favor of Oregon Water Corporation for pipelines; (9) An Easement created by instrument, including the terms and provisions thereof, dated November 7, 1973, recorded November 20, 1973, in Volume M-73, Page 15246, Microfilm Records of Klamath County, Oregon, in favor of Ted W. Dress and Darlene L. Dress for sewer and storm drain; and (10) other easements, restrictions and rights-of-way of record and those apparent on the land. (11) Land sale contract in which Leona A. Baker is seller and Southern Oregon Mgt. Corp. is Buyer dated February 18, 1981, recorded Volume M80, Klamath County Records.

Return MTC

 Taxes To;
 Bakers Nursery
 Planes Call (after Notion for to from Name of Oregon 9760)

 6200 South Sixth
 Planes Call (after Notion for to from Notion for to from Notion for the State of OREGON: COUNTY OF KLAMATH: ss.

 State of OREGON: COUNTY OF KLAMATH: ss.
 Totos: s si of of notion for the State of OREGON: COUNTY OF KLAMATH: ss.

 I hereby certify that the within instrument was received and filed for record on the 19th day of February A.D., 1981 at 9:45 o'clock A M., and duly recorded in EVELYN BIEHN

 Vol M81 of Deeds on page 2836
 EVELYN BIEHN

 Fee \$10.50
 By Juntla After After Jeputy