

LEON R. ANDRIEU and MINNIE R. ANDRIEU, husband and wife

LYNN E. LONG

, hereinafter called grantor, convey(s) to

all that real property situated in the County of Klamath, State of Oregon, described as:

The NW $\frac{1}{4}$ NW $\frac{1}{4}$, the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, and the W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows: Beginning at the monument marking the Northwest Section corner of Section 29, Township 40 South, Range 9 East of the Willamette Meridian; thence South 0° 39 $\frac{1}{4}$ ' East along the Westerly line of said Section 29 1320.7 feet to a point; thence South 89° 50 $\frac{1}{2}$ ' East 2401.6 feet to a point from which an iron pin reference monument bears South 0° 16 $\frac{1}{4}$ ' East 14.7 feet distant; thence North 0° 16 $\frac{1}{4}$ ' West 1306.6 feet to an iron pin reference monument; thence North 0° 16 $\frac{1}{4}$ ' West 12.6 feet to a point on the Northerly line of said Section 29; thence North 89° 48 $\frac{1}{2}$ ' West along the Northerly line of said Section 29 2410.2 feet more or less to the point of beginning, Together with all subsurface rights including, but not limited to, water, gas oil, minerals, geothermal resources and gaseous materials.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See 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 \$ 80,000.00 *

Dated this 3rd day of March, 19 81.

Leon R. Andrieu
Minnie R. Andrieu

STATE OF OREGON, County of Klamath) ss.

On this 4th day of March, 19 81 personally appeared the above named Leon R. Andrieu and Minnie R. Andrieu, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene T. 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: Tates:

Mr. Lynn E. Long
5716 Ridgewood Dr.
Klamath Falls, OR 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.

Title

By _____

Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, drainage rights and easements of Klamath Drainage District.
2. An easement created by instrument, including the terms and provisions thereof, dated November 24, 1922, recorded November 25, 1922 in Book 59 at page 338, in favor of Klamath Drainage District, for Ditches, canals and roads.
3. An easement created by instrument, including the terms and provisions thereof, dated June 21, 1978, recorded June 28, 1978 in Book M-78 at page 13863 in favor of Pacific Power and Light Company. (Affects South 200 feet of N $\frac{1}{2}$ NW $\frac{1}{4}$)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica TitleCo.this 4th day of March A.D. 19 81 at 3:30'clock P.M., and
duly recorded in Vol. M81, of Deeds on Page 3833By EVELYN BIEHN, County Clerk
Bernetha A. Detoch

Fee \$7.00