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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED Vol. m81 Page 6342

KNOW ALL MEN BY THESE PRESENTS, That SOUTHERN OREGON MGT. CORP., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. CAMPBELL, JOAN C. CAMPBELL, RONALD W. BOEHLKE and KATHERINE H. BOEHLKE*, hereinafter called the grantee, 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

(See Description on Back)

*to each an undivided one-fourth interest as tenants in common, subject to an existing trust deed against the property which is recorded April 8, 1981, Volume M81, Page 6344, Microfilm records of Klamath County, Oregon, which Grantees assume and agree to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 200,000. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of April, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath April 6, 1981 ss.

Personally appeared JAMES E. McCobb and Jean L. Fernlund who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the secretary of SOUTHERN OREGON MGT. CORP.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/16/85

Southern Oregon Mgt. Corp.

P. O. Box 5050

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Robert J. Campbell, et al

6840 South Sixth St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. McCobb P.C.

P. O. Box 5050

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Robert J. Campbell, et al

6840 South Sixth St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer Deputy

Beginning at an iron pin on the Northerly right of way line of the County Road known as Hilyard Avenue, 30 feet Northerly and at right angles from the center line of Hilyard Avenue, this point of beginning being North 0°04' West, a distance of 30 feet and North 89°56' East, a distance of 774.1 feet from the iron axel which marks the quarter corner common to Sections 1 and 12, Township 39 S., R. 9 E.W.M., Klamath County, Oregon, and running thence North 43°51' East, a distance of 354 feet more or less, to a point on the Southerly boundary line of the Dalles-California Highway; thence North 46°9' West along the Southerly right of way line of the Dalles-California Highway, a distance of 328 to a point; thence South 29°06' West, a distance of 552.6 feet more or less, to the Northerly right of way line of Hilyard Avenue; thence North 89°56' East along the Northerly right of way line of said Hilyard Avenue, a distance of 260 feet more or less, to the point of beginning; subject however, to all easements of record or apparent on the ground.

Subject to all easements, rights of way, restrictions, conditions and encumbrances of record and the following exceptions:

Grant of Right of Way, including the terms and provisions thereof, by and between John M. Owens and Shelia Owens, husband and wife, and The California Oregon Power Company, a California Corporation, dated June 7, 1957, recorded June 11, 1957, in Volume 292, page 286, Deed records of Klamath County, Oregon.

Terms and provisions contained in deed from Leon R. Andrieu and Minnie R. Andrieu, to the State of Oregon, by and through its State Highway Commission, dated January 3, 1972, recorded January 13, 1972, in Volume M-72, page 479, Deed records of Klamath County, Oregon.

Right of Way Easement, including the terms and provisions thereof, by and between Leon R. Andrieu and Minnie R. Andrieu, and Pacific Power & Light Company, a corporation, dated September 28, 1971, recorded January 13, 1972, in Volume M-72, page 482, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Co., Title

this 8th day of April A.D. 19 81 at 11:28 o'clock A.M., and

duly recorded in Vol. M81, of Deeds on Page 6342.

EVELYN BIEHN, County Clerk

By Debra C. Janzer

Fee \$7.00