

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

Isabelle Clauson
P.O. Box 5214, Klamath Falls, OR.
97601

WARRANTY DEED

WILLIAM C. KRUEGER, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto CAROL FOSTER and ISABEL H. CLAUSON, hereinafter referred to as Grantees, their heirs, successors and assigns, joint tenants with survivorship, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A parcel of land situate in the Southwest one-quarter Southwest one-quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Southwest one-quarter Southwest one-quarter which bears South 0 degrees 18' East a distance of 572 feet from the Northeast corner of said Southwest one-quarter Southwest one-quarter; thence South 89 degrees 42' West a distance of 200.0 feet; thence South 0 degrees 18' East a distance of 185.24 feet to the true point of beginning; thence continuing South 0 degrees 18' East a distance of 215.00 feet to a point which bears North 0 degrees 18' West a distance of 130.0 feet from the Southwest corner of tract described as Parcel 1 in Deed Volume M68, page 6547, Deed Records of Klamath County, Oregon; thence North 89 degrees 42' East a distance of 175.0 feet to a point; thence North 0 degrees 18' West to the Northwest corner of parcel described in deed from Richard Clauson, et ux, to Chester R. Robertson, et ux., recorded in Volume M69, page 7366, Deed Records of Klamath County, Oregon; thence East along the North line of last described parcel a distance of 25.0 feet to the East line of said Southwest one-quarter Southwest one-quarter; thence North 0 degrees 18' West along said East line to a point which is North 89 degrees 42' East from the point of beginning; thence South 89 degrees 42' West to the point of beginning.

SUBJECT TO: (1) Grant of right of way for the transmission and distribution of electricity, including the terms and provisions thereof, executed by Klamath County Court and Max W. Menti and Madeline M. Menti, his wife, to The California Oregon Power Company, a California corporation, dated March 6, 1951, recorded June 13, 1951, in Volume 248, page 13, Deed Records of Klamath County, Oregon.

(2) Grant of right of way for the transmission

and distribution of electricity, including the terms and provisions thereof, executed by County of Klamath, a Municipal corporation, acting by and through its County Court to The California Oregon Power Company, a California corporation, dated April 4, 1951, recorded June 13, 1951, in Volume 248, page 16, Deed Records of Klamath County, Oregon.

(3) Grant of right of way for the transmission and distribution of electricity, including the terms and provisions thereof, executed by Max Menti and Madeline Menti, husband and wife, to The California Oregon Power Company, a California corporation, dated June 15, 1954, recorded June 12, 1954, in Volume 267, page 429, Deed Records of Klamath County, Oregon.

(4) Easement, including the terms and provisions thereof, by and between Timmis Carroll Hunt and June Evelyn Hunt, husband and wife, and Isabel H. Clauson, recorded January 9, 1980, in Volume M80, page 428, Deed Records of Klamath County, Oregon.

(5) Easement, including the terms and provisions thereof, by and between Isabel H. Clauson and Timmis Carroll Hunt and June Evelyn Hunt, husband and wife, recorded January 9, 1980, in Volume M80, page 430, Deed Records of Klamath County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that he is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration for this transfer is my love and affection.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of MARCH, 1981.

William C. Krueger

STATE OF COLORADO)
County of Larimer) ss.

Before me this 28th day of MARCH, 1981, personally appeared the above-named WILLIAM C. KRUEGER, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Colorado
My Commission Expires Sept. 18, 1984

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PAGE 2 OF WARRANTY DEED

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of April, A.D., 1981 at 4:00 o'clock P.M., and duly recorded in Vol. M81 of Deeds on page 6471.

Fee \$7.00

EVELYN BIEHN
COUNTY CLERK

By Debra Krueger Deputy

Return to:
Mike Brant
325 Main
K. Falls, OR
97601

(S E A L)