STEVENS-NESS LAW PUBLISHING Vol. mg/ Page FORM No. 762-SPECIAL WARRANTY DEED (Individual or Corporate). KNOW ALL MEN BY THESE PRESENTS, That Stanley Malott and Ronald D. Bozarth, each interest to 1/4 interest and Howard Pohrman & Associates, Inc. as to a 1/2 ..., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Arthur D. Johnson for the consideration hereinafter stated, here hereby grant, bargain, sell and convey unto Arthur D. Johnson hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the s tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath , State of Oregon, described as follows, to-wit: AS DESCRIBED IN ATTACHED EXHIBIT "A" EXCEPTIONS AS DESCRIBED IN ATTACHED EXHIBIT "B" SUBJECT TO: To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,000.00OHowever, the actual consideration consists of or includes other property or value given c promised which is claiming by, through, or under the grantor. WANNEL, THE ACTUAL CONSIDERATION CONSISTS OF OF MICHAGES OF THE PROPERTY OF THE ACTUAL STREET, THE ACTUAL CONSIDERATION CONSISTS OF OF MICHAGES OF THE ACTUAL STREET, THE ACTUAL CONSIDERATION CONSISTS OF OF MICHAGES OF THE ACTUAL STREET, THE 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. , 19 81 ; it 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. foward (If executed by a corporation, affix corporate seal) STATE OF OREGON, County of Personally appeared Howard Pohrman YENG STATE OF OREGON, Deschutes ...who, being duly sworn, County of Deschutes June 15, 19.81 he is the president and the for the fo XXXXXXXXXX ... of Howard.... Personally appeared the above named Stanley Malott and Ronald D. Pohrman & Associates, Inc. , a corporation, and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-full of said corporation by authority of its board of directors; and each of half of said corporation by authority of or its voluntary act and deed. them acknowledged said instrument to be its voluntary act and deed. Before me: N'Bozarth and acknowledged the foregoing instruvoluntary act mant to be P their) Than act COFFICIAL Beiore/me; n. 000 Yay Bethre Â 19.1 62 . Frit But I D Notary Public for Oregon My commission expires: 8-17-83 The Chry pommision expires SEAL) STATE OF OREGON, SS. County of I certify that the within instrument was received for record on the _____day of _____, 19_____, GRANTOR'S NAME AND ADDRESS in book/recl/volume No.....on or as document/fee/file/ SPACE RESERVED instrument/microfilm No. GRANTEE'S NAME AND ADDRESS FOR Record of peeds of said county. RECORDER'S USE After recording return to: Witness my hand and seal of KCTC County/affixed. TITLE AME. NAME, ADDRESS, ZIP ints shall be sent to the following ad Until a change is requested all tax statemeDeputy By NAME, ADURESS, ZIP

EXHIBIT "A"

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon: A tract of land situated in Section 10 Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon described

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Beginning at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of said Section; thence South 29°22'48" West a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977, in M-77 page 20282, Deed Records; thence South 04°53'43" East along the line of said Osborn tract a distance of 1005.07 feet to the most Southerly

Southwest corner thereof; thence North 88°12'19" East along the Southerly line of said Osborn tract a distance of 1045.42 feet to an intersection with the centerline of an existing Indian Service Road; thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1800.00 feet and a central angle of 26°14'12", (the radial point bears North 88°12'19' East), a distance of 842.56 feet; thence continuing along said centerline, North 24°26'31" East a distance of 609.88 feet to the most Easterly corner of said Osborn tract; thence North 67°34'10" West along the boundary line of said Osborn tract a distance of 1163.24 feet to the point of beginning.

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Reservations, including the terms and provisions thereof, given by the United States of America, Department of the Interior, to Leroy Gienger dated April 15, 1959, recorded April 21, 1959, in Volume 311, page 630, Deed records of Klamath County, Oregon, as follows: "Sale subject to 60-foot rights-of-way for Indian Service Roads Nos. S-55, S-58 and S-59, approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 18, 25 U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claims." "Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so lone as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D.

Easement Deed, including the terms and provisions thereof, given by Klamath County to the United States of America, recorded March 25, 1963, in Volume 344, page 118, Deed records of Klamath County, Oregon, referring to

Easement and Maintenance Covenant, including the terms and provisions 3. thereof, executed by Vann M. Bassinger, et al., dated November 21, 1977, recorded November 30, 1977, in Volume M-77, page 23166, Deed records of Klamath

TATE F OREGON; COUNTY OF KLAMATH; ss.

ed for second at request of Klamath County Title i's 25th day of June A. D. 19 81 at 3:000'clock P / , and

duly recorded in Vol. <u>M81</u>, of <u>Deeds</u> on a e<u>11514</u>

EVELYN BIEHN, Gouniy Terk By Bernethand Letsch

Fee \$10.50