

KNOW ALL MEN BY THESE PRESENTS, That SANTIAM FORD, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLYDE B. CARNER and AUDREY M. CARNER, husband and wife, 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:
Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon,
Section 30: Lot 4
Section 31: Lots 4, 5, 6, 11, 12, 13, 14, and 15
Section 32: Lots 9 and 10

Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon,
Section 5: Lots 3 and 4, S $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 6: Lots 1, 2, 3, and the S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, and E $\frac{1}{2}$ SE $\frac{1}{4}$

Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon,
Section 25: Lots 6, 7, 8, and 9
Section 36: NE $\frac{1}{4}$ NE $\frac{1}{4}$ and W $\frac{1}{2}$ NE $\frac{1}{4}$, SAVING AND EXCEPTING the following described land:

Beginning at a point in the line marking the Western boundary of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 36, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, from which the quarter section corner at the Northwest corner of said NE $\frac{1}{4}$ of said Section 36 (continued on reverse

(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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ other than money

However, the actual consideration may be stated in terms of other property or value given or promised which in the whole or in part constitutes the consideration for the property herein described, which in the whole or in part constitutes the consideration for the property herein described, which in the whole or in part constitutes the consideration for the property herein described.

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 27th day of July, 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)

Clyde B. Carner, President
SANTIAM FORD, INC. CLYDE B. CARNER, PRESIDENT

Audrey M. Carner, Secretary
AUDREY M. CARNER, SECRETARY

STATE OF OREGON,
County of _____, ss.
_____, 19____

Personally appeared _____ CLYDE B. CARNER
AUDREY M. CARNER

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of SANTIAM FORD, INC.

a corporation, 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:
Kristi L. Garrison
Notary Public for Oregon
My commission expires: 6/19/83

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

SANTIAM FORD, INC.
Rt. 2 Box 789-A
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Clyde B. Carner
Rt. 2 Box 789-A
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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.

Recording Officer
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

bears North 0° 09' East 1013.4 feet distant, and running thence South 0° 09' West 1,632.3 feet, more or less, to the Southwest corner of the said W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 36; thence East 1,324.2 feet, more or less to the Southeast corner of said W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 36; thence North 0° 04' West along the Easterly boundary of said W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 36, 530.5 feet; thence West 697.7 feet; thence North 29° 35' West 1269.5 feet, more or less, to the point of beginning.

The Northerly 24.13 acres of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, described as follows: Beginning at a point in the line marking the Easterly boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, from which the one-quarter corner on the East line of said Section 36 bears South 0° 07' East 530.5 feet distant and running thence West, parallel with the Southerly line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, 1,323.7 feet, more or less, to a point in the Westerly boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36; thence North 0° 04' West along the said boundary line 793.6 feet, more or less, to the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36; thence North 89° 55' East along the North boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, 1323 feet, more or less, to the Northeast corner thereof; thence South 0° 07' East, along the East line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, 793.9 feet, more or less to the point of beginning.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. All contracts, and/or agreements with the United States of America and Poe Valley Improvement District, relative to irrigation and/or drainage and to any rights of way for ditches or canals heretofore conveyed or in use in connection therewith.
4. Any unpaid charges or assessments of the Poe Valley Improvement District.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
6. Pumping Contract, including the terms and provisions thereof, between the United States of America and Henry V. Holzhouser and Irwin Holzhouser dated October 8, 1934, recorded October 16, 1934, in Deed Volume 103, page 599, Deed Records of Klamath County, OR.
7. Pumping Contract, including the terms and provisions thereof, between the United States of America and Henry V. Holzhouser and Lorenzp B. Holzhouser, dated May 17, 1939, recorded June 24, 1939, in Deed Volume 123, page 39, Records of Klamath County, Oregon.
8. Right of way for transmission line, including the terms and provisison thereof, given by E. V. Holzhouser and L. B. Holzhouser, a single man, to The California Oregon Power Company, across Lots 7, 8, and 9 in Section 25, Township 39 South, Range 11 $\frac{1}{2}$ E.W.M., by Deed dated February 21, 1941, recorded June 19, 1941, in Deed Volume 138, page 590, Records of Klamath County, Oregon.
9. Reservations and restrictions contained in Deed from H. V. Holzhouser, a single man, also known as Henry Holzhouser, to L. E. Holzhouser and Edith Holzhouser, his wife, dated March 5, 1947, recorded March 6, 1947, in Deed Volume 203, page 187, Records of Klamath County, Oregon.
10. Right of Way for transmission line, including the terms and provisions thereof, given by H. V. Holzhouser, a single man, to The California Oregon Power Company, across SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 25, Township 39 South, Range 11 $\frac{1}{2}$ E.W.M. by Deed dated April 9, 1948, recorded May 4, 1948, in Deed Volume 220, page 169, Records of Klamath County, Oregon.
11. Pumping Agreement, including the terms and provision thereof, between the United States of America and L. E. Holzhouser and Edith Holzhouser, his wife, dated November 13, 1947, recorded May 10, 1948, in Deed Volume 220, page 273, Deed Records of Klamath County, OR.
12. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 27th day of July A.D. 19 81 at 3:44 o'clock p.m. and
duly recorded in Vol. M81 of Deeds on a 13452

Fee \$7.00

By EVLYN BIEHN, County Clerk
Sarah A. Letch