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WARRANTY DEED (INDIVIDUAL)

8-1104-4

Vol. 178/ Page 14215

3049

H. WILLIAM RIDLEY and PAULINE A. RIDLEY, as tenants by the entirety, and BENJAMIN J. HICKMAN and CATHERINE F. HICKMAN, hereinafter called grantor, convey(s) to JACK P.E. ERVIN and ROSEMARY A. ERVIN, husband and wife

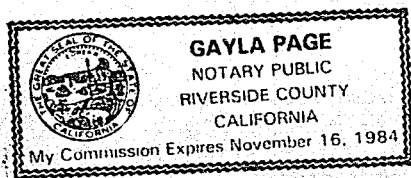
all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

**as tenants by the entirety, all as tenants in common.

COUNTY OF Riverside

ON August 3, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared H. William Ridley and Pauline A. Ridley



known to me, to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Gayla Page

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED 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 \$16,900.00.

Dated this 28th day of July, 1981.

H. William Ridley

Pauline A. Ridley

Benjamin J. Hickman

Catherine F. Hickman

STATE OF OREGON, County of Klamath

ss.

On this 10th day of August, 1981, personally appeared the above named Benjamin J. Hickman and Catherine F. Hickman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Patko

Notary Public for Oregon

My commission expires: 11-2-82

- * 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:

Tax Statements to:

Mr. & Mrs. Jack P. E. Ervin
3753 Round Lake Road
Klamath Falls, Oregon 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.

By Title Deputy

EXHIBIT. "A"

A parcel of land situated in the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon; more particularly described as follows:

Beginning at the Northwest corner of said parcel from which the intersection of the North line of the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8 with the Easterly right-of-way line of Round Lake Road bears Westerly -- 735.00 feet along the North line of the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8; thence Easterly along the North line of the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8 to the SW 1/16 corner of Section 8; thence Southerly along the East line of the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8 to a point at the intersection with the South line of the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8; thence Westerly along said South line to a point at the intersection with a line originating at the Northwest corner of this parcel that runs Southerly and parallel to the West section line of Section 8; thence Northerly and parallel to the West section line of Section 8 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 30 foot strip lying South of and running parallel to the North line of the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8 from the Northwest corner of the above described parcel to the intersection with the Easterly line of Round Lake Road.

Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, recorded August 26, 1953 in Book: 262 at page: 641 in favor of California Oregon Power Company.
3. Reservations of oil and minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Book 356 at page 42.
4. Subject to an unrecorded fencing agreement between William L. Rawm, Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in Book M-68 at page 7416.
5. An easement created by instrument, including the terms and provisions thereof, recorded October 31, 1979 in Book: M-79 Page: 25761 in favor of H. William Ridley, Pauline A. Ridley, Benjamin J. Hichman and Catherine F. Hickman.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 11th day of August A. D. 19 81 at 11:22 o'clock A.M., and

duly recorded in Vol. M31, of Deeds on Page 14215

EV LYN BIEHN, County Clerk

By Bernetha J. Petch