WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM D. McCABE and LINDA McCABE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD L. CANTRALL and CATHERINE M. CANTRALL, 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:

All that portion of the following described property which lies North of a line running East and West parallel to the North and South lines of Lot 2 (SW4SW4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, said line being midway between said North and South lines.

Beginning at the Northwest corner of Lot 2 (SW4SW4) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS; thence Southeasterly along aid Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said Street 100 feet; thence Southeasterly parallel to and 100 feet from said Rogers Street 420 feet; thence (CONTINUED ON REVERSE SIDE OF THIS DEED)
(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 noted of record as of the date 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 \$7,900.00 GERRICHER STEEREN SERVER BEREICH VOOR VERLEER NOORD VERLEGE VOOR VERLEGE BENEEM SOOK DE VOOR DE VERLEGE VERLEG the wholes considered is a few which). (The sentence between the symbols (), 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 24 day of January 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.

STATE OF CIRECON, CALIFORNIA

County of Shasta

XXXXXXX 2-1- , 19 77.

Personally appeared the above named William D. McCabe and Linda McCabe Linda McCabe Me Cabe

STATE OF OREGON, County of Personally appeared .

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

By

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:

(OFFICIAL SEAL)

their and deed. ipal Office in SHASTA

nd acknowledged the foregoing instru-

Notary Public for Oregon My commission expires:

William D. and Linda McCabe 1610 Canyon Road Anderson, California 96007

Edward L. and Catherine Cantrall 881 Friendly Circle Charleston, South Carolina 29407 GRANTEE'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

STATE OF OREGON.

County of

I certify that the within instrument was received for record on the day of , 19

SPACE RESERVED RECORDER'S USE

o'clock M., and recorded in book on page file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

> Recording Officer Deputy

CONTINUATION OF DESCRIPTION AND EXCEPTIONS:

Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northeasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southeasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning. SAVING AND EXCEPTING all that portion of Lot 13 of Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon, lying North of a line running East and West parallel to the North and South lines of Lot 2 (SWASWA) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, said line being midway between said North and South lines.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Rasement for existing public utilities in vacated street area reserved by vacation ordinance recorded in Deed Volume 52 at page 367. (vacation of a portion of Lakeside

An easement created by instrument, including the terms and provisions thereof, dated May 29, 1926, recorded August 31, 1931 in Book 96 at page 75 in favor of The Pacific Telephone and Telegraph Company.

4. An easement created by instrument, including the terms and provisions thereof, dated July 27, 1926, recorded August 31, 1931 in Book 96 at page 67 in favor of The Pacific Telehpone and Telegraph Company.

5. An easement created by instrument, including the terms and provisions thereof, dated May 5, 1952, recorded May 28, 1952, in Book 255 at page 1 in favor of The United States of America (Bonneville Power) for electric transmission right of way.

The United States interest in said right of way was quitclaimed to the California Oregon Power Company by instrument recorded April 12, 1954 in Book 266 at page 316, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 15th day of Oct. A.D. 1981 .B: 41 o'clock A.M., and

duly recorded in Vol. M-81, of Deeds on Page 18056

EVELYN BIEHN, County Clerk

Fee \$8.00