

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry L. Foster and Janette Foster, 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:

That part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Sprague River Highway, Klamath County, Oregon.

(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 of this deed, or those apparent upon the land, if any, as of the date of this deed.

and that 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 \$ 50,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate 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 9th day of November, 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)

STATE OF OREGON, } ss.
County of Douglas
November 9, 1981

Personally appeared the above named
Orlando Amoroso

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8-23-83

STATE OF OREGON, County of Douglas) ss.
11-9, 1981

Personally appeared

and 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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Orlando Amoroso

Routw 3 Box 3748

Roseburg, Oregon 97470

GRANTOR'S NAME AND ADDRESS

Jerry Lee Foster and Janette Foster

P.O. Box 464

Anderson, California 96007

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

per grantee

NAME, ADDRESS, ZIP

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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

Subject To:

1. Subject to 1981-82 taxes, a lien, due and payable. (Amount unavailable.)
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations contained in instruments recorded in Volume 88, page 356, Volume 298, page 469; Volume 298, page 479; Volume 298, page 485; Volume 298, page 487; including but not limited to the following:

"There is reserved from the lands hereby granted a right of way for ditches or canals constructed by authority of the United States."

4. Grant of Right of Way, including the terms and provisions thereof,

Dated: January 12, 1955

Recorded: January 19, 1955

Volume: 271, page 570, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: pole or tower and wire lines

5. Reservations and restrictions as contained in Land Status Report recorded in Volume 298, page 489, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Right of Way to Klamath County for Braymill-Sprague River Road, approved by Joseph M. Dixon, First Assistant Secretary of the Interior on April 27, 1932, under the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1084)."

6. Grant of Right of Way, including the terms and provisions thereof,

Dated: August 18, 1958

Recorded: August 26, 1958

Volume: 302, page 469, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: pole or tower and wire lines

7. Reservations, restrictions and easements as contained in Land Status Report recorded in Volume 306, page 235, Deed Records of Klamath County, Oregon, including but not limited to the following:

"The above described property is 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 long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

8. Reservations, restrictions and easements as contained in Land Status Report recorded in Volume 306, page 356, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Right of Way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, Assistant Secretary, Department of the Interior, April 27, 1932, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084), and Departmental Regulations thereunder.

The above described property is subject to all other 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 long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of November A.D. 19 81 at 3:28 o'clock P. M., and

duly recorded in Vol. M81 of Deeds on Page 19604.

By Evelyn Biehn, County Clerk
Fee \$8.00