

2
MTC-10736
WARRANTY DEED

Vol. 178/ Page 19648

Until a change is requested, all
tax statements shall be sent to:

6367

122 Ogden Drive

Oregon City, Oregon 97045

ROSS CHARLES and GAYLE LOZIER MARTIN, husband and wife,
Grantors, convey and warrant to MARVIN M. and DOROTHY M. RICHTER,
husband and wife, Grantees, the following described real property
free of encumbrances except as specifically set forth herein:

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section
27, Township 23 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon, being
more particularly described as follows:

Beginning at the Northwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$
thence North 89° 55' 42" East 34.69 feet to the
true point of beginning of the tract to be
described; thence continuing North 89° 55' 42"
East, 324.30 feet; thence South 671.77 feet; thence
West 324.30 feet; thence North 671.36 feet to the
point of beginning.

SUBJECT TO:

- (1) Taxes for the fiscal year 1981-1982, a lien, not
yet due and payable.
- (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 as contained in instrument
recorded in Volume 286, Page 209, Records of
Klamath County, Oregon, as follows:

"SAVE AND EXCEPT: It is agreed that the
sellers retain an undivided one-half interest
in all of the mineral, oil and gas rights on
the premises, together with the privilege of
ingress and egress for the purpose of taking
and removing the same.

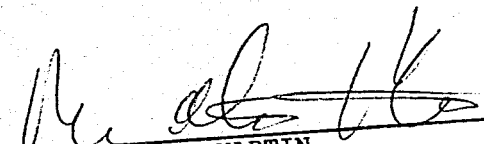
19649

SAVE AND EXCEPT: It is agreed that the purchasers shall and do have the privilege of removing all the dead and down timber on the premises without accounting for the same. However, in the event purchasers desire to remove any of the merchantable timber on the premises they shall advise sellers of such contemplated removal and the name of the buyer; the proceeds shall be divided one-half to the sellers and one-half to the purchasers. Sellers one-half to be applied to the last payment of the mortgage."

- (4) Right of Way Easement, including the terms and provisions thereof, granted to Midstate Electric Cooperative, Inc., recorded May 13, 1974 in Volume M74, Page 6042, Microfilm Records of Klamath County, Oregon, for electric transmission and distribution line.
- (5) Subject to an easement 30 feet in width along the South boundary for the purpose of ingress and egress of adjoining real property.

The true consideration for this conveyance is TEN THOUSAND DOLLARS and No/100 (\$10,000.00).

DATED Nov. 4, 1981.


ROSS CHARLES MARTIN

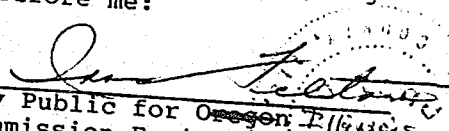

GAYLE LOZIER MARTIN

STATE OF OREGON

County of Deschutes) ss.

19650

Personally appeared the above named ROSS CHARLES and GAYLE LOZIER MARTIN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:


Notary Public for Oregon
My Commission Expires: July 31, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

This 12th day of November A. D. 19 81 at 10:09 o'clock A M., and
duly recorded in Vol. M81, of Deeds on Page 19648

EVELYN BIEHN, County Clerk
By Bernetha A. Letch

Fee \$12.00

Return to:
Carade Realty
P.O. Box 416
Lapine, OR 97739