

WHEN RECORDED MAIL TO: 7963
WILLIAM J. & GERALDINE J. RAJNUS
ROUTE 2, BOX 783
KLAMATH FALLS, OREGON 97601

(Don't use this space; reserved for recording label in counties where used.)

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 filing fee number _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ Title _____ Deputy _____

MAIL TAX STATEMENTS TO:
WILLIAM J. & GERALDINE J. RAJNUS
ROUTE 2, BOX 783
KLAMATH FALLS, OREGON 97601

WARRANTY DEED

EDDIE E. MEEKER and SUSAN K. MEEKER, husband and wife,
GRANTOR, conveys and warrants to
WILLIAM J. RAJNUS and GERALDINE J. RAJNUS, husband and wife,
GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

SEE ATTACHED EXHIBIT "1"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 375,000.00.
In construing this deed and where the context so requires, the singular includes the plural.

Dated this 21 day of Dec, 1981
Eddie E. Meeker Susan K. Meeker
EDDIE E. MEEKER SUSAN K. MEEKER

STATE OF OREGON, County of Klamath) ss. December 21, 1981
Personally appeared the above named EDDIE E. MEEKER and
SUSAN K. MEEKER, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(Official Seal)
KIRSTINE L. PROCK
NOTARY PUBLIC - OREGON
My Commission Expires _____

Before me: Kirstine L. Prock
Notary Public for Oregon
My commission expires 12/16/84

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

All the following described real property situated in Klamath County, Oregon, to-wit:

Lots 4, 5, 6, and 7, the E $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 6, Township 40 South, Range 12 East of the Willamette Meridian.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 1 of Township 40 South, Range 11 East of the Willamette Meridian, LESS 7.61 acres, conveyed to Klamath County, Oregon, by deed dated February 20, 1939, recorded March 18, 1939, in Deed Vol. 121, Page 110, Records of Klamath County, Oregon.

Lots 15 and 16 in Section 1 of Township 40 South, Range 11 East of the Willamette Meridian, lying Easterly of Bonanza to Malin Highway, LESS AND EXCEPTING the following described parcel: A piece or parcel of land containing 1.73 acres, more or less, and being a portion of Lots 15 and 16, Section 1, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point in the Easterly boundary line of the right of way of Bonanza to Malin Highway, as the same is now located and constructed, said right of way line being 40.0 feet distant at right angles South-easterly from the center line of said highway from which point the Northeast corner of said Section 1, bears N. 18°14' E. 4594.8 feet distant, and running thence S. 88°05 $\frac{1}{2}$ ' E. 330.76 feet; thence S. 2°33 $\frac{1}{2}$ ' W. 219.42 feet, thence N. 86°47' W. 373.47 feet, more or less, to a point in said right of way line, thence N. 13°58' E. along said right of way line 215.59 feet, more or less, to the point of beginning.

RESERVING TO GRANTOR the following described real property: A parcel of land situate in Section 1, T. 40 S., R. 11 E., W.M., and Section 6, T. 40 S., R. 12 E., W.M., lying Easterly of the Malin to Bonanza Highway and being more particularly described as follows: Beginning at a Brass Cap Monument marking the Northeast corner of Section 1, T. 40 S., R. 11 E., W.M. and the Northwest corner of Section 6, T. 40 S., R. 12 E., W.M.; thence N. 89°38'05" E. 351.00 feet to a 5/8" iron pin marking the Northeast corner of Lot 4 in said Section 6; thence along the Easterly line of Lots 4 and 5 in said Section 6, S. 0°14'45" W. 2717.00 feet to a 5/8" iron pin in an existing East-West fence line; thence along an existing fence line West 339.55 feet, S. 77°50'15" W. 217.85 feet, N. 71°15'05" W. 547.30 feet, N. 50°17'15" W. 72.15 feet, and N. 38°12'10" W. 233.05 feet, more or less, to a point on the Easterly right-of-way line of the Malin to Bonanza Highway, as the same is presently located and constructed; thence N. 13°48'43" E. along said Easterly right-of-way line 2426.8 feet, more or less, to a point on the North line of Section 1, T. 40 S., R. 11 E., W.M.; thence Easterly along the Section line 351.7 feet, more or less, to the point of beginning; containing 62.42 acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises.

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest, in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Rules, regulations, liens, and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.
3. Agreement, including the terms and provisions thereof, between Edward Freuer and Claudine Freuer, his wife, and Klamath County, Oregon, dated August 6, 1922, recorded August 8, 1922, Vol. 59, Page 47, Deed Records of Klamath County, Oregon, whereby first parties have given the second party an easement or privilege for a period of 99 years to dig, quarry, mine and haul cinder or gravel for road building or any other purposes suitable to second party, from 0.86 acre in the Southwest corner of Section 6.
4. Right of way, including the terms and provisions thereof, given by F.O. Freuer and Margaret W. Freuer, husband and wife, to The California-Oregon Power Company, a California corporation, dated June 26, 1951, recorded July 2, 1951, in Vol. 248, Page 298, Deed Records of Klamath County, Oregon.
5. Right of way, including the terms and provisions thereof, given by F.O. Freuer and Margaret W. Freuer, husband and wife, and F.O. Freuer, attorney in fact for Bertha Freuer Wagner, his sister, to The California-Oregon Power Company, a California corporation, dated June 27, 1951, recorded July 2, 1951, in Vol. 248, Page 300, Deed Records of Klamath County, Oregon.
6. Right of way for transmission line, including the terms and provisions thereof, given by Margaret W. Freuer to Pacific Power & Light Company, a corporation, dated September 13, 1968, recorded October 22, 1968, in Vol. M-68, Page 9411, Deed Records of Klamath County, Oregon.
7. Easements and rights of way apparent thereon.

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

4 day of January A.D., 1982 at 11:36 o'clock A M., and duly recorded in

Vol. M 82 of Deeds on page 23.

Fee \$ 8.00

EVELYN BIEHN
COUNTY CLERK

Joyce M. Dean deputy