

KNOW ALL MEN BY THESE PRESENTS, That ALBERT H. STONE and BARBARA M. STONE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYLE E. BELL and DOROTHY H. BELL, husband and wife 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:

A parcel of land situated in the SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East line of said SW 1/4 which bears South 0° 18' East a distance of 572 feet from the Northeast corner of said SW 1/4; thence South 89° 42' West a distance of 200.00 feet; thence South 0° 18' East a distance of 185.24 feet to a point; thence North 89° 42' East to a point on the East line of said SW 1/4; thence North 0° 18' West along said East line to the point of beginning.

EXCEPTING THEREFROM portion conveyed to State of Oregon by Deed recorded December 18, 1967, in Volume M67, page 9771, Microfilm Records of Klamath County, Oregon, and portion conveyed to Oregon Fish and Game Council, Inc., by Deed recorded June 1, 1971, in Volume M71, page 5206, Microfilm Records of Klamath County, Oregon.

-continued on the 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 stated on the reverse side 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 \$9,000.00

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 12th day of February, 1982; 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)

Albert H. Stone  
ALBERT H. STONE

Barbara M. Stone  
BARBARA M. STONE

STATE OF OREGON,  
County of Klamath } ss.  
February 12, 1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named ALBERT H. STONE and BARBARA M. STONE, husband and wife

\_\_\_\_\_, and 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 \_\_\_\_\_

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

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)  
Robert L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/83

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Mr. & Mrs. Albert H. Stone  
9907 Highway 140  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Lyle E. Bell  
9496 Hill Road  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ ) ss.

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/fee number \_\_\_\_\_

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

ALSO EXCEPTING THEREFROM a strip of land thirty feet in width adjacent to the Southeasterly right of way line of the Dalles-California Highway (as described in Deed Volume M67, page 9771, Microfilm Records of Klamath County, Oregon) and across the Northwesterly portion of that tract of land described in Volume M68, page 6547, Microfilm Records of Klamath County, Oregon, said strip of land being situated in the SW<sup>1</sup>/<sub>4</sub> of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows: Beginning at the Northeast corner of the SW<sup>1</sup>/<sub>4</sub> of said Section 5; thence South 00°18' East 572 feet; thence South 89°42' West to a point that is thirty feet distant from, measured at right angles to the Southeasterly right of way line of the Dalles-California Highway, said point being the true point of beginning of this description; thence Southwesterly parallel to and thirty feet distant from said right of way line to the West line of that tract of land described in said Volume M68, page 6547, Microfilm Records of Klamath County, Oregon; thence North 00°18' West along said West line to the Southeasterly line of said highway; thence Northeasterly along the Southeasterly line of said highway to the North line of that tract of land described in said Volume M68, page 6547, Microfilm Records of Klamath County, Oregon; thence North 89°42' East to the true point of beginning of this description.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Grant of Right of Way, including the terms and provisions thereof,  
Dated: March 14, 1951  
Recorded: June 13, 1951  
Volume: 248, page 13, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: electric transmission and distribution
3. Grant of Right of Way, including the terms and provisions thereof,  
Dated: April 4, 1951  
Recorded: June 13, 1951  
Volume: 248, page 16, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: electric transmission and distribution
4. Grant of Right of Way, including the terms and provisions thereof,  
Dated: June 15, 1954  
Recorded: June 21, 1954  
Volume: 267, page 429, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: electric transmission and distribution
5. A 60 foot wide public roadway easement along the East side of the herein described property as disclosed by Deed from Max Menti, et ux to Richard Clauson, et ux, dated November 15, 1956, recorded July 19, 1968, in Volume M68, page 6547, Microfilm Records of Klamath County, Oregon.
6. Limited access provisions contained in Deed to the State of Oregon by and through its State Highway Commission, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property. Recorded: December 18, 1967 Volume: M67, page 9771, Microfilm Records of Klamath County, Oregon.
7. Subject to a driveway easement, including the terms and provisions thereof, as created by Decree of Dissolution of Marriage, Klamath County Circuit Court File No. 76-414E, filed September 13, 1976.
8. Subject to a 20 foot side easement for driveway purposes as disclosed by Deed recorded in Volume M77, page 15778, Microfilm Records of Klamath County, Oregon; Richard Clauson, grantor and Sol Richard Krueger, grantee.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~Klamath~~

this 16 day of Feb. A.D. 19 82 at 2:15 o'clock P.M., and

duly recorded in Vol. M 82, of Deeds on Page 1961

Fee \$8.00

EVELYN BEHN, County

By Joyce McDev