		10658-K VOLA 10 Page 7017
12420	WARKAN	ITY DEED
	FOR PRESENTS. That	DONALD O. BIEBER and GLENDA A. BIEBER,
husband and wife	ESE TREET,	orval J. EKSTROM
reinafter called the grantor, for t and ELEANOR V. EKSTROM	he consideration hereina husband and wife	efter stated, to grantor paid by ORVAL J. EKSTROM , hereinafter called , hereinafter called
hereby pratit. b	argain, sell and convey	thereunto belonging or ap-
signs, that certain real property,	Klamath	and State of Oregon, described as follows, to-with
he Sinine, the Sine, t	he SE\NW\; the NE\ 10 East of the Wil	SW4; the NoSE4; the SEASE4 of Scientific County, Oregon.
		South, Range 10 East of the Willamette re particularly described as follows:
Beginning at the Southwest Range 10 East of the Will	st corner of the Nilamette Meridian, er of the SWK; the	thence Southerly along the West line of Section ence Easterly along the South line of Section ence Easterly along the East line of the SWA thence diagonally Northwesterly to the point
of beginning. (cont	inued on the rever	rse side of this deed)
To Have and to Hold the And said grantor hereby grantor is lawfully seized in fee	e same unto the said gre	antee and grantee's heirs, successors and assigns forever. said grantee and grantee's heirs, successors and assigns, that said grantee and grantee's heirs, successors and assigns, that said premises, free from all encumbrances except as anted premises, free from all encumbrances except as and those apparent upon the land, if any, as of and that
		and that ises and every part and parcel thereof against the lawful claims claiming under the above described encumbrances.
The true and actual Co		claiming under the above described encumbrances. claiming under the above described encumbrances. is transfer, stated in terms of dollars, is \$ 123,500.00 is transfer, stated in terms of dollars, is \$ 123,500.00 is transfer, stated in terms of dollars, is \$ 123,500.00 is transfer, stated in terms of dollars, is \$ 123,500.00 is transfer, it is transfer, it is transfer, it is the symbols of the
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The true and actual Co. MENNEY CONNIGHE ADDITION CONNIGHED In construing this deed changes shall be implied to me In Witness Whereof, the if a corporate grantor, it has corder of its board of directors. (If executed by a corporation, effix corporate seal) STATE OF OREGON, County of Klamath June Personally appeared the above DONALD OF BLEBER and BLEBER, husband and wand acknowledge their seal of the interval of the interv	SS. SS. SS. SS. 19 82 e named GLENDA A. If e d the foregoing instru- voluntary act and deed. Oregon spires: 6/19/83 Bieber 1601 ME AND ADDRESS EKSTOM	between the symbols 0, if not applicable, should be deleted. See ORS 93.030.) or requires, the singular includes the plural and all grammatical apply equally to corporations and to individuals. his instrument this 10 day of June ,19 82; since and shall affixed by its officers, duly authorized thereto by DONALD 0. BIEBER STATE OF OREGON, County of

By Deputy

SAME AS GRANTEE

NAME, ADDRESS, ZIP

35 Mariant W (continued from the reverse side of this deed)

7018

SUBJECT TO:

- The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as farm use land. If the land becomes disqualified for that special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqulification is not timely given.
- Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
- Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
- Reservations, restrictions, and easements as contained in Deed from United States of America to Theodore A. Crume, recorded March 9, 1959, in Volume 310, page 371, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Title to the above described property is conveyed subject to a right of way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, Assistant Secretary, Department of Interior, on April 27, 1932, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental Regulations thereunder.

Title to the above described property is conveyed 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.

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

Dated: April 22, 1959 Recorded: April 24, 1959

Volume: 312, page 47, Records of Klamath County, Oregon In favor of: The California Oregon Power Company For: electric transmission and distribution lines

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

Dated: July 15, 1965

Recorded: August 10, 1965

Volume: M65, page 737, Records of Klamath County, Oregon In favor of: Pacific Power & Light Company, a Maine corporation

For: one anchor and guy

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

Dated: December 20, 1965 Recorded: February 4, 1966

Volume: M66, page 1013, Microfilm Records of Klamath County, Oregon In favor of: Pacific Power & Light Company

For: electric transmission and distribution lines

8. An easement including the terms and provisions thereof, Dated: October 26, 1981

Recorded: November 13, 1981

Volume: M81, page 19857 In favor of: Grant S. Perotti, Lorraine K. Perotti, and Susan L. Ward

For: The Westerly 30 feet of the following described property:

The SEANWA and that portion of the NEASWA of Section 33, Township 35 South, Range 10 East of the Willamette Meridian, lying Northerly

of the Chiloquin-Sprague River Highway.

STATE OF OREGON;	; COUNTY OF KLAMATH; ss.	
Filed for record .	11	: 38
this 7 day of	June A.D. 19 <u>82</u> at	o'clock A L'., and
duly recorded in Vo	sheed le cou l	on Care 7017
Fee \$8.00	EVELKN	BIEHN County Clerk
	by Langer /	