

WHEN RECORDED MAIL TO:

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K.F.O.(Don't use this
space; reserved
for recording
label in coun-
ties 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 _____, Rec-
ord of Deeds of said County.Witness my hand and seal of County
affixed.

Title

By _____ Deputy

MAIL TAX STATEMENTS TO:

Robert F. and Joan E. Trotman
Box 507
Merrill, OR 97633

WARRANTY DEED

ROBERT F. TROTMAN and JOAN E. TROTMAN, husband and wife,

GRANTOR, conveys and warrants to

ROBERT F. TROTMAN and JOAN E. TROTMAN, husband and wife, and LONNY E.
BALEY and NANCY L. BALEY, husband and wife,GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below: The real property described in Exhibit "A" subject to the
exceptions set forth in said Exhibit "A". Said Exhibit "A" attached hereto
is hereby incorporated herein as though fully set forth hereat.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00 . ~~However, xxx~~
~~the actual consideration consists of or includes other property or value given or promised which is part of the whole x~~
~~consideration~~

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 6 day of July, 19 82Robert F. Trotman
Robert F. Trotman
Joan E. Trotman
Joan E. TrotmanSTATE OF OREGON, County of Klamath) ss.July 6, 19 82Personally appeared the above named Robert F. Trotman and Joan E. Trotmanand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Earl Miller

Notary Public for Oregon

My commission expires Dec. 30, 1982

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

The following described real property situate in Klamath County,
Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of Section 34, Township 40
South, Range 10 East of the Willamette Meridian, in the County of
Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of State
Highway 39 from which the South quarter corner of Section 34 bears
South 09° 14' 10" West 2092.91 feet; thence South 89° 45' 16" East,
along an existing fence, 1261.58 feet; thence South 00° 14' 44" West
213.00 feet; thence North 89° 45' 16" West 1036.37 feet to the
Easterly right of way line of said highway; thence North 46° 21' 00"
West 309.98 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Van Brimmer Irrigation District.
3. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
4. An easement created by instrument, including the terms and provisions thereof,
Dated : October 7, 1942
Recorded : January 9, 1943
In favor of : California Oregon Power Company Book: 152 Page: 259
(No exact location given)
5. An easement created by instrument, including the terms and provisions thereof,
Dated : June 8, 1966
Recorded : June 15, 1966
In favor of : Pacific Power & Light Company Book: M-66 Page: 6168

EXHIBIT "A"

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6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$13,000.00

Dated : January 10, 1964
 Recorded : February 19, 1964 Book: 221 Page: 644
 Mortgagor : Robert F. C. Trotman and Joan E. Trotman
 Mortgagee : Federal Land Bank
 (covers additional property)

The lien of the above mortgage was subordinated by instrument to the right of way shown as Exception No. 5

Recorded : September 29, 1966 Book: M-66 Page: 9618

7. Lease, including the terms and provisions thereof, dated February 8, 1972, recorded May 25, 1972 in Book M-72 at page 5622, Microfilm Records, between Robert F. Trotman and Joan E. Trotman and Gulf Oil Corporation. (for 10 years and so long thereafter as there is commercial production of steam, electrical power or any by-product from the condensates of steam, derived or produced from the property. (Covers additional property)

8. An easement created by instrument, including the terms and provisions thereof,

Dated : May 12, 1981
 Recorded : May 22, 1981 Book: M-81 Page: 9095
 In favor of : Pacific Power & Light Company

9. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

10. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.

11. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

12. Easements and rights of way of record and apparent thereon.

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 8 day of July A.D., 1982 at 4:41 o'clock p M, and duly recorded in Vol M 82, of Deeds on page 8593

EVELYN BIEHN COUNTY CLERK

Fee \$ 12.00

by Joyce M. [Signature] Deputy