

TONERGAN, JORDAN, GRESHAM, VARNER & SAVAGE
398 West Fourth Street
San Bernardino, CA 92401

And when recorded mail to:
Charles Whittemore and
Bonnie J. Whittemore

2012 MAIN ST. APT. C
KLAMATH FALLS, OREGON 97601

Mail tax statements to:
Charles Whittemore and
Bonnie J. Whittemore

Rx 2012 MAIN ST APT. C
KLAMATH FALLS, OREGON 97601

WARRANTY DEED

PHILIP M. SAVAGE III, as Trustee of the Albert Allen Mitchell and Betty Mae Mitchell Trust dated May 24, 1974, and amended April 7, 1977, hereby conveys and warrants to CHARLES WHITTEMORE and BONNIE J. WHITTEMORE, husband and wife,

the following described real property free of encumbrances except as specifically set forth herein.

The property conveyed is the following parcel located in Klamath County, Oregon, described as follows:

A tract of land situated in that portion of the SE 1/4 NE 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, which lies North of Harriman Creek and which is more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 NE 1/4 of said Section 3; thence West along the North line of said SE 1/4 NE 1/4 of said Section 3 a distance of 200 feet to the Northwest corner of the tract of land conveyed to C. T. Darley by Deed recorded in Volume 286 at page 549 of Klamath County, Oregon Deed Records; thence South 1° 09' West along the West line of said Darley tract a distance of 241.0 feet, more or less, to an iron pipe; thence South 43° 37' West a distance of 328.1 feet to an iron pin located on the bank of Harriman Creek, which said pin is the true point of beginning; starting at the true point of beginning; thence South 77° 32' West on said North bank 80.1 feet; thence North 4° 24' West 97.5 feet to the center line of a 20 foot width roadway; thence North 78° 29' East on said road center line 54.2 feet; thence South 19° 44' East 96.4 feet to the true point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Agreement, including the terms and provisions thereof, between Herbert Fleishhacker, et ux., and the California Oregon Power Co., recorded February 15, 1924, in Book 63 at page 460, Deed Records, regulating Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level;

3. Agreement, including the terms and provisions thereof, between Gus G. Johnson, et ux., and Raymond W. Sykes, et ux., dated October 27, 1952, recorded December 19, 1952, in Book 258 at page 287 and corrected by Agreement between Olive M. Johnson and William K. Johnson dated November 30, 1955, recorded December 27, 1955 in Book 280 at page 147, Deed Records. "No resort or competing commercial business on subject property.";

4. An easement created by instrument, including the terms and provisions thereof, dated November 1, 1955, recorded November 8, 1955 in Book 279 at page 97, Deed Records, in favor of California Oregon Power Co. for a 10 foot right of way across SE 1/4 NE 1/4 Sec. 3 Twp 36 S. R 6 EWM;

5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, as set out in deed dated February 21, 1962, recorded March 5, 1962, in Book 336 at page 45, Deed Records, between William K. Johnson, et ux, and Harold A. Richs, et ux.

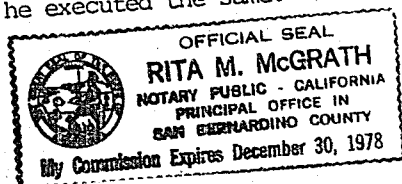
The true and actual consideration for this conveyance is \$32,000.00.

DATED: May 3, 1977

Philip M. Savage III
Philip M. Savage III, Trustee

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss

On May 3 1977 before me, the undersigned, a Notary Public in and for said County and State, personally appeared PHILIP M. SAVAGE III, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. Witness my hand and official seal.



Rita M. McGrath
Notary Public

STATE OF OREGON: COUNTY OF KLAMATH : ss

I hereby certify that the within instrument was received and filed for record on the 9 day of Sept A.D., 19 82 at 10:12 o'clock A M and duly recorded in Vol 82 of Deeds on page 11883

EVERLYN BIEHN COUNTY CLERK
by Joyce McQuinn Deputy

FEE \$ 8.00