

KNOW ALL MEN BY THESE PRESENTS, That Edward E. Arnold

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward E. Arnold and Phyllis M. Arnold, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The N1/2 of the NW 1/4 NE 1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Williamson River Road.

SUBJECT, however, to the following:

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. Reservations and restrictions as contained in Deed recorded August 11, 1958, in Volume 302, page 52, Deed Records of Klamath County, Oregon, to wit:
"Right of Way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, First Assistant Secretary, on April 27, 1932, under the Act of March 3, 1901, (31 Stat. 1058-1084). Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this Deed and those apparent upon the land, if any, as of the date of this Deed, and that 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 \$-0- marital property

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 day of October, 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)

Edward E. Arnold

STATE OF OREGON,)
County of Klamath) ss.
December 21, 1982

Personally appeared the above named Edward E. Arnold, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Notary Public for Oregon
My commission expires 7-16-84

STATE OF OREGON, County of) ss.
Personally appeared , 19 , and

who, being duly sworn, 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 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, Notary Public for Oregon
My commission expires:

Edward E. Arnold
P. O. Box 136
Chiloquin, Oregon 97624
GRANTOR'S NAME AND ADDRESS

Edward E. & Phyllis M. Arnold
P. O. Box 136
Chiloquin, Oregon 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
Edward E. & Phyllis M. Arnold
P. O. Box 136
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Edward E. & Phyllis M. Arnold
P. O. Box 136
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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 reel volume No. on page or as document fee file instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

Continued from the front:

public utilities, and for railroads and pipe lines and for any other easements or rights of way of record.
All subsurface rights, except water, are hereby reserved, in trust for the heirs of Allen Eggsman, except Wilbur Eggsman, deceased Klamath Allottee No. 140."

3. Reservations and restrictions as contained in Deed record November 24, 1958, in Volume 306, page 610, Deed Records of Klamath County, Oregon, to wit:
"There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

4. Reservations and restrictions as contained in Land Status Report recorded November 24, 1958, in Volume 306 at page 612, Records of Klamath County, Oregon, to wit:

"A. Right of way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, First Assistant Secretary, on April 27, 1932, under the Act of March 3, 1901 (31 Stat. 1058-1084).

B. The above described property is subject to all other 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; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."

5. Right of Way Easement, including the terms and provisions thereof, from Wilbur Eggsman, et ux, to Pacific Power & Light Company, recorded November 9, 1961, in Deed Volume 333, page 557, Records of Klamath County, Oregon. (Affects the W 1/2 NE 1/4 and the W 1/2 SE 1/4)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 25 day of Jan. A.D. 19 83 at 2:39 o'clock P. M. and
duly recorded in Vol. M83, of Deeds on a 1343

Fee \$8.00

By Evelyn Biehn, County Clerk