KNOW ALL MEN BY THESE PRESENTS, That LYLE E. BELL and DOROTHY H. BELL,

husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY L. MERRILL

and KATHLEEN MERRILL, husband and wife , hereinafter called 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 SWASWA 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 SWASWA which bears South 0° 18' East a distance of 572 feet from the Northeast corner of said SWASWA; thence South 89° 42' West a distance of 200.0 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 SWASWA; 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

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 \$9,500.00 PATOMADELX INA VACIDAIX KADAGAGAGAKA KABAGAGA KAKAKA KABAGAGA KARAGAGA KARAGAGA KARAGA KABAGA KARAGA KARAGA KA the whole the world of the sentence between the symbols of it not applicable, should be deleted. See ORS 93.030.) 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 26th day of February 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 corporate seal)

STATE OF OREGON.

County of Klamath February 26 19 83.

Personally appeared the above named .... LYLE E. BELL and DOROTHY H. BELL,

husband and wife; and acknowledged the foregoing instru-

ment to be their voluntary act and deed.

COFFICIAL
SEAD Lauson Betore me:

(OFFICIAL: SEAL) # (1 Notary Public for Oregon My commission expires: 6/19/83

Mr. & Mrs. Lyle E. Bell

My commission expires:

Notary Public for Oregon

Mr. & Mrs. Terry L. Merrill 4000 Round Lake Road #18

Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS recording return to:

SAME AS GRANTEE

GRANTOR'S NAME AND ADDRESS

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR

RECORDER'S USE

OREGON, County of ...

in book... file/reel number

each for himself and not one for the other, did say that the former is the

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 be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

president and that the latter is the

.....secretary of .....

(OFFICIAL

SEAL)

**/**....,19......,

STATE OF OREGON,

County of ...

.. on page... Record of Deeds of said county.

I certify that the within instru-

was received for record on the

o'clock .... M., and recorded

Witness my hand and seal of County affixed.

day of

Recording Officer

NAME, ADDRESS, ZIP

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 SWASWA 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 SWASWA 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.
- 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

- Electric transmission and distribution
- 5. Limited access provisions contianed 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.
- 6. 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.
- 7. Subject to a 20 foot wide 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	; s <b>s.</b>
Filed for record		
this 28th day of February A.D. 19 83 at2:36 o'clock P W., and		
duly recorded in Vol. M83	, of <u>Deeds</u>	on Page <u>3018</u>
By Dewith Anti-ch		
	تعاضيم ر-	الإسباد الله الأداء بأواقية الطبيعة <u>بالمراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة</u>