

WARRANTY DEED

ALBERT A. MITCHELL and BETTY MAE MITCHELL, husband and wife, Grantors, convey and warrant to CHARLES WHITTEMORE and BONNIE J. WHITTEMORE, husband and wife, Grantees, the following described real property free of all encumbrances, except as specifically set forth herein:

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

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Oregon Power Co. for a 10 foot right of way across SE 1/4 NE 1/4
Sec. 3 Twp 36 S. 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.
Ricks, et ux.

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

WITNESS Grantors' hands this 26th day of March, 1974.

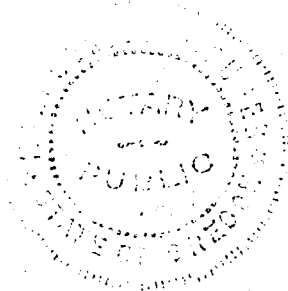
Albert A. Mitchell

Betty Mae Mitchell

STATE OF Oregon)
County of Klamath) ss.

Personally appeared ALBERT A. MITCHELL and BETTY MAE
MITCHELL, husband and wife, and acknowledged the foregoing instrument
to be their voluntary act and deed.

BEFORE ME:



Marjorie E. Ruger
Notary Public for
My Commission Expires: October 26, 1975

STATE OF OREGON,
County of Klamath)
Filed for record at request of

Unless a change is requested
all statements for taxes shall
be sent to the following address:

Charles D. Whitemore Sr.
2012 Main St. E
Klamath Falls, Oregon 97601

25th March 1983
9:35 A and del
M83 Mortgages

4460
EVELYN BENT, County Clerk

By *[Signature]* Deputy

Fee 8.00

Same as above for return of warranty deed

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