

T/A #M-26078-5

THIS INDENTURE WITNESSETH, that THEODORE STANKE and MILDRED STANKE, husband and wife, hereinafter known as Grantors, for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WILSON FAMILY TRUST, its successors and assigns, the following-described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 and the Northerly 25 feet of Lot 5, Block 46, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northwesterly 10 feet of said Lot 4, ALSO EXCEPTING THEREFROM the Southwesterly 20 feet of said Lots 4 and 5 which was conveyed to Klamath County by Deed recorded August 12, 1926, in Book 72 at page 229.

TOGETHER WITH a perpetual non-exclusive easement to the hot water well located on Lot 5, Block 46, Hillside Addition to Klamath Falls, from the Southeast corner of Lot 4, South 21°11' East 48/47 feet; and South 68°46' West 2.58 feet, said well being more specifically located on "Map of Survey of portion of Lots 4 and 5, Block 46, Hillside Addition to Klamath Falls, Oregon", surveyed for W.F. Price by Albert Gastaldi, Registered Professional Land Surveyor, and recorded in the Klamath County Surveyors Records, for the purpose of providing hot water for a single family residence on the above-described premises and necessary maintenance of the well.

TOGETHER WITH a non-exclusive, perpetual, appurtenant and transferable easement through the existing culvert on a portion of Lot 5 and 6, Block 46, Hillside Addition to Klamath Falls, more particularly described as follows: Beginning at a 1/2" iron pin on the Westerly line of Hillside Avenue, from which the Northeast corner of said Lot 5 and Block 46, bears North 21°14'00" West 30.00 feet, thence from said point of beginning South 21°14'00" East along the Westerly line of said Hillside Avenue 22.47 feet to a point, thence leaving said Westerly line of Hillside Avenue South 68°46'00" West 6.58 feet, thence North 21°14'00" West parallel with said Hillside Avenue 22.47 feet, thence North 68°46'00" East 6.58 feet to the point of beginning, for the purpose of conveying hot water from the above-described hot water well to the above-described property conveyed by this deed. This easement is for the purpose of maintaining pipes and transporting hot water through the existing culvert and does not grant any rights to disturb the surface of the ground or any structures or improvements thereon.

SUBJECT TO: Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 29, 1932, in Book 83 at page 414; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$11,600.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, its successors and assigns, forever. And the said Grantors do hereby covenant to and with the said Grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the

WARRANTY DEED - Page 1.

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1 same from all lawful claims whatsoever, except those above set forth.

2 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 18th
3 day of May, 1983.

4 Theodore Stanke (SEAL)
5 Theodore Stanke

6 Mildred Stanke (SEAL)
7 Mildred Stanke

8 STATE OF OREGON)
9) SS
10 County of Klamath)

11 On this 24th day of May, 1983, personally appeared the above-named THEODORE
12 STANKE and MILDRED STANKE, husband and wife, and acknowledged the foregoing
13 instrument to be their voluntary act and deed.
14 Before me:

15 W. Arlene J. Addington
16 Notary Public for Oregon

17 (SEAL)
18 My Commission Expires: 3-22-85

19 After recording return to:

20 Wilson Family Trust, 7441 Tingley Lane, City
21 97601

22 Until a change is requested, all tax statements shall be sent to the following
23 name and address:

24 2241 Greensprings Dr., Space 38, City, 97601
25

26 STATE OF OREGON: COUNTY OF KLAMATH ;ss
27 I hereby certify that the within instrument was received and filed for
28 record on the 25th day of May A.D., 19 83 at 10:51 o'clock A M
29 and duly recorded in Vol M83, of Deeds on page 8103

30 FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy