

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL ROBERT MANN and CAROL LYNN MANN, also known as CAROL LYNN LARA, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY M. REID and DIANE M. REID, 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:

The Westerly 220 feet of a tract of land in Sections 35 and 36, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: All that portion of the NE 1/4 NE 1/4 Section 35 and the NW 1/4 NW 1/4 Section 36, lying North of the center thread of the Sprague River and South of the existing Chiloquin-Sprague River Highway, SAVE AND EXCEPT the most Westerly 700 feet.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(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 \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole or part of the consideration to indicate which, if 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 16 day of September, 1983; 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)

STATE OF OREGON, } ss.
County of Klamath
Sept 8, 1983.

Personally appeared the above named
Michael Robert Mann

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Rita Bair
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7-16-87

STATE OF OREGON, County of Klamath } ss.
September 16, 1983

Personally appeared CAROL LYNN LARA and who, being duly sworn, each for himself and not one for the other, do hereby certify that the foregoing is the true and correct copy of the original and that the maker is the Secretary of

XXXXXX seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full 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, Rusty L. Harrison
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/87

Michael Robert Mann & Carol Lynne Lara

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gary M. Reid
16565 Singletree Lane
Riverside, CA 92506

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Sprague River.
4. Grant of Right of way, including the terms and provisions thereof, to The California Oregon Power Company, a California corporation, for pole and wire lines, recorded in Volume 262, page 316, Records of Klamath County, Oregon.
5. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed recorded in Volume 283, page 232, Records of Klamath County, Oregon, as follows:

"Less rights heretofore reserved by the United States Government to construct and maintain canals and ditches on and across said lands, rights of way for highways and roads heretofore granted and acquired by use on and across said lands, a right of way for power lines heretofore granted to The California Oregon Power Co. across said lands in Section 35, Township 34 South of Range 7 East, and a right of way for a telephone line across said lands in Sections 35 and 36, Township 34 South of Range 7 East, including the right to erect and maintain telephone poles and wires along said line and to attach said wires to trees along said line."

6. Easement, including the terms and provisions thereof, granted to United States of America, as recorded in Volume 291, page 391, Records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, granted to the United States of America, as recorded in Volume 291, page 397, Records of Klamath County, Oregon.
8. Reservations as contained in Deed recorded December 31, 1980, in Volume M70, page 11478, Microfilm Records of Klamath County, Oregon.
9. Reservations as contained in Land Contract recorded in Volume M72, page 14891, Microfilm Records of Klamath County, Oregon, as follows:
"the E 1/2 of the NE 1/4 of said Section 35, to the rights of the California-Oregon Power Company (now Pacific Power & Light Company) by reason of an easement for a power line dated June 24, 1958."
10. Reservations and restrictions as contained in Deed recorded in Volume M74, page 14964, Microfilm Records of Klamath County, Oregon.
11. The effect of an Agreement for Easement dated July 18, 1977, recorded August 9, 1977 in Volume M77, page 14421, Microfilm Records of Klamath County, Oregon, by and between Lyle W. Glenny and Valrey K. Glenny, husband and wife, first parties and Sidney Lefkowitz and Vivian Lefkowitz, husband and wife, second parties, for a perpetual 30 foot wide easement for ingress and egress purposes.
12. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: October 4, 1978
Recorded: October 11, 1978
Volume: M78, page 22788, Microfilm Records of Klamath County, Oregon
Amount: \$6,000.00
Grantor: Michael Robert Mann and Carol Lynne Mann, husband and wife
Trustee: Mountain Title Company
Beneficiary: Lyle W. Glenny and Valrey K. Glenny, husband and wife

The Grantees named on the reverse side of this deed do not agree to assume and pay the above described Trust Deed and the Grantors agree to hold Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 16th day of September A.D., 19 83 at 3:35 o'clock P.M., and duly recorded in Vol M 83, of DEEDS on page 16081.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 8.00

by Sam Smith deputy