

I, RICHARD R. O'REILLY and CAROL ANN O'REILLY, husband and wife; WILLIAM L. LAMB and BERTHA B. LAMB, husband and wife; RAYMOND L. SMITH and MARY LOU SMITH, husband and wife; RAYMOND E. COLFAX and MARY JANE COLFAX, husband and wife; FRED W. KOEHLER, Jr. and RUTH A. KOEHLER, husband and wife; all dba SPRING CREEK "6.46", a partnership, their heirs and assigns forever, of the County of Klamath, State of Oregon, owner of land described as follows:

All that portion of the NE 1/4 of the SE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerthread of Spring Creek and Westerly of Highway No. 97.

EXCEPTING THEREFROM the South 450 feet of the North 900 feet measured perpendicular to the North line of the NE 1/4 of the SE 1/4 of said Section 4.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon, by deed recorded May 29, 1946 in Book 190 at page 21, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in the NE 1/4 SE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/4 corner of Section 4, Township 34 South, Range 7 East of the Willamette Meridian; thence South 05 degrees 16' 30" East 169.52 feet to a 5/8" iron pin on the Westerly right of way line of Highway 97; thence South 09 degrees 46' 38" West along said right of way line 284.86 feet; thence North 89 degrees 04' West parallel to the North line of said NE 1/4 SE 1/4 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears North 89 degrees 04' West from the point of beginning; thence South 89 degrees 04' East 780 feet, more or less to the point of beginning, with bearings based on recorded survey No. 2480, as recorded in the office of the Klamath County Surveyor.

Subject 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. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of Spring Creek.
3. Limited access in Deed to State of Oregon, by and through its State Highway Commission, recorded May 9, 1946 in Book 190, page 21, Deed Records, 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.
4. Grant of Right of Way, including the terms and provisions thereof,

Dated: December 17, 1954

Recorded: January 26, 1955

Volume: 272, page 37, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: Pole or tower and wire lines and other

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facilities

5. Right of way Easement, including the terms and provisions thereof,

Dated: February 4, 1980
Recorded: February 5, 1980

Volume: M80, page 2314, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company
For: Electric transmission and distribution lines, and appurtenances

6. Real Estate Contract, including the terms and provisions thereof,

Dated: July 1, 1977
Recorded: July 22, 1977

Volume: M77, page 13119, Microfilm Records of Klamath County, Oregon

Vendor: Burnett Investment Company

Vendee: Robert F. Cloutier and Carolyn J. Cloutier, husband and wife

In consideration of TEN and NO/100 DOLLARS (\$10.00) receipt of which is acknowledged, hereby grant, bargain, sell, and convey to ROBERT ROLAND CLOUTIER and CAROLYN JEAN CLOUTIER, husband and wife and JOHN BRENT ARNOLD and ALICE JEANNE ARNOLD, husband and wife, their heirs and assigns forever, of the County of Klamath, State of Oregon, grantee, the following:

A 15 foot easement for the existing road that accesses the highway approximately 57' north of the South boundary and then meanders through the property more-or-less parallel to the highway.

This easement is for the benefit of and appurtenant to that land, or any portion thereof, in the County of Klamath, State of Oregon, described as follows:

(SEE ATTACHED DESCRIPTION)

IN WITNESS WHEREOF, I have hereto set my hand this 2nd day of March, 1984
Fred W. Koehler Jr. as attorney in fact for
Richard R. O'Reilly
RICHARD R. O'REILLY
Fred W. Koehler Jr. as attorney in fact for
Carol Ann O'Reilly
CAROL ANN O'REILLY

STATE OF OREGON)
County of Klamath) ss.

On this 2nd day of March, 1984, personally appeared the above named FRED W. KOEHLER, JR. as attorney-in-fact for RICHARD R. O'REILLY and CAROL ANN O'REILLY and acknowledged the foregoing instrument to be their voluntary act and deed.

Fred W. Koehler Jr. as attorney in fact for
William L. Lamb
WILLIAM L. LAMB

STATE OF OREGON)
County of Klamath) ss.

On this 2nd day of March, 1984, personally appeared the above named FRED W. KOEHLER, JR. as attorney-in-fact for WILLIAM L. LAMB and BERTHA B. LAMB and acknowledged the foregoing instrument to be their voluntary act and deed.

BERTHA B. LAMB
Fred W. Koehler Jr. as attorney in fact for
Bertha B. Lamb

Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/87

Fred W. Koehler, Jr. as
attorney in fact for
Raymond L. Smith
RAYMOND L. SMITH

Fred W. Koehler, Jr. as
attorney in fact for
Mary Lou Smith
MARY LOU SMITH

STATE OF OREGON)
County of Klamath) ss.

On this 2nd day of March, 1984, personally appeared the above named FRED W. KOEHLER, JR. as attorney-in-fact for RAYMOND L. SMITH and MARY LOU SMITH and acknowledged the foregoing instrument to be their voluntary act and deed.

Fred W. Koehler, Jr. as
attorney in fact for
Raymond E. Colfax
RAYMOND E. COLFAX

Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/87

STATE OF OREGON)
County of Klamath) ss.

On this 2nd day of March, 1984, personally appeared the above named FRED W. KOEHLER, JR. as attorney-in-fact for RAYMOND E. COLFAX and MARY JANE COLFAX and acknowledged the foregoing instrument to be their voluntary act and deed.

Fred W. Koehler, Jr. as
attorney in fact for
Mary Jane Colfax
MARY JANE COLFAX

Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/87

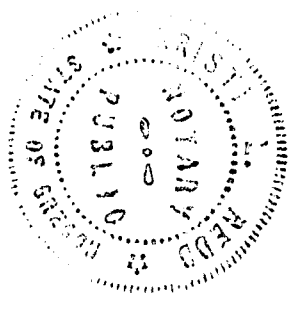
Fred W. Koehler, Jr.
FRED W. KOEHLER, JR.

STATE OF OREGON)
County of Klamath) ss.

Ruth A. Koehler
RUTH A. KOEHLER

On this 2nd day of March, 1984, personally appeared the above named Fred W. Koehler, Jr. and Ruth A. Koehler and acknowledged the foregoing instrument to be their voluntary act and deed.

Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/87



Grantor's name and address:

Spring Creek "6.46"

P.O. Box 332

Chiloquin, OR 97624

After recording return to:

MOUNTAIN TITLE
KLAMATH FALLS

Grantee's name and address:

Robert Cloutier

Honolulu, HI

Mail tax statements to:

FRED W KOEHLER JR
P.O. Box 332
CHILQUIN OR 97624

STATE OF OREGON)

County of Klamath)

ss.

for
recorder's
use

I certify that the within instrument
was received for record on the ____ day of
____ 19____ at ____ day of
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.

Name

Title

By

ATTACHED LEGAL DESCRIPTION

All that property lying North of the Property described herein
in the NE 1/4 SE 1/4 of Section 4, Township 34 South, Range 7
East of the Willamette Meridian, lying between Oregon State
Highway 97 and Spring Creek in the County of Klamath, State of
Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for
record on the 5th day of March A.D., 1984 at 4:20 o'clock P.M.
and duly recorded in Vol M84, of Deed on page 3456.

Fee \$16.00

EVELYN BIENN, COUNTY CLERK

by Pam Smith Deputy