

KNOW ALL MEN BY THESE PRESENTS, That MOSLEY DAVIS and PHYLLIS DAVIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. HAMPTON and LINDA L. HAMPTON, 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:

That parcel of land lying Southerly of the center line of the easement recorded in Volume M79, page 19942, Microfilm Records of Klamath County, Oregon, and the County Road of the following described property: Commencing at the South 1/4 corner of Section 32, Township 39 South, Range 11 1/2 East of the Willamette Meridian; thence North along the North-South center section line 500.00 feet to the true point of beginning; thence North 89° 59' 15" East 1052.12 feet to the centerline of the County Road; thence along the arc of a 954.23 foot radius curve to the left, 73.31 feet; thence North 14° 58' 35" West 112.90 feet to the beginning of a curve to the left; thence along the arc of a 293.82 foot radius curve, 194.68 feet; thence North 52° 56' 21" West, 43.61 feet; thence North, 463.00 feet; thence South 89° 55' 40" West, 868.16 feet to the North-South center section line; thence South 00° 12' 47" East along the center section line, 827.99 feet.

MOUNTAIN TITLE COMPANY INC.

- 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 \$ 85,000.00

Howsoever the actual consideration consists of the income, other property or value given or promised, which is the whole or part of the consideration, (The sentence between the symbols ©, if 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 7th day of May, 1984; 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.

Mosley Davis MOSLEY DAVIS

Phyllis Davis PHYLLIS DAVIS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ARIZONA } ss. County of McHAVE } May 7, 19 84.

STATE OF OREGON, County of _____) ss. _____, 19 _____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

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

Personally appeared the above named MOSLEY DAVIS and PHYLLIS DAVIS, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature] Notary Public for Oregon My commission expires: _____

Notary Public for Oregon My commission expires: _____

(OFFICIAL SEAL)

Mr. & Mrs. Mosley Davis 1789 Willow Avenue Lake Havasu, AZ 86403 GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Charles R. Hampton 441 Damont Klamath Falls, OR 97601 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.

Recording Officer Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Poe Valley Improvement District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
5. Perpetual right of way easement, including the terms and provisions thereof, for roadway, 30 feet in width along a portion of the West and North lines of the SW 1/4 SE 1/4 of Section 32, granted to Robert M. Lewis and Violet A. Lewis, husband and wife, recorded May 13, 1959, in Deed Volume 312, page 371, Klamath County Records.
6. Right of way 10 feet in width including the terms and provisions thereof, for pole and wire lines and other facilities over the SW 1/4 SE 1/4 of Section 32, granted to Pacific Power & Light Company, recorded March 28, 1962, in Deed Volume 335 at page 312, Klamath County Records.
7. An easement created by instrument, including the terms and provisions thereof,
 Dated: August 15, 1979
 Recorded: August 22, 1979
 Volume: M79, page 19942, Microfilm Records of Klamath County, Oregon
 In favor of: Max M. and Georgia Benedict
 For: Perpetual non-exclusive ingress-egress Easement 30.00 feet wide
8. An easement created by instrument, including the terms and provisions thereof,
 Dated: September 27, 1979
 Recorded: October 9, 1979
 Volume: M79, page 23865, Microfilm Records of Klamath County, Oregon
 In favor of: Oscar and Oreatha Lewis Hughett
 For: a perpetual non-exclusive ingress-egress easement 30.00 feet wide
9. An easement created by instrument, including the terms and provisions thereof,
 Dated: September 27, 1979
 Recorded: October 9, 1979
 Volume M79, page 23868, Microfilm Records of Klamath County, Oregon
 In favor of: Charles T. and Anna L. McCarroll
 For: a perpetual non-exclusive ingress-egress easement 30.00 feet wide
10. An easement created by instrument, including the terms and provisions thereof,
 Dated: September 11, 1981
 Recorded: September 14, 1981
 Volume: M81, page 16268, Microfilm Records of Klamath County, Oregon
 In favor of: Judson and Marjorie Ruland
 For: Ingress and egress, 30 feet in width
11. Subject to a 10 foot utility easement along road as disclosed by Minor Partition No. 81-69, filed in the Klamath County Engineer's Office.

"This instrument does not guarantee any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 11th day of May A.D., 1984 at 1:34 o'clock P M, and duly recorded in Vol M84, of Deeds on page 7871.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by: [Signature], Deputy