VARRANTY DEED (II 38273 WARRANTY DEED Page KNOW ALL MEN BY THESE PRESENTS, That CHARLES G. DI INCAN and LEONE M DUNCAN, husband and wife, and RICK C. DUNCAN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN ...J.... HICKS... and MELISSA M. HICKS, husband and wife 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 ap-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Township 40 South, Fange 11 East \sim willsmatte Meridian, Mlamath County, Storyl), Socotant with-easements shown on Exhibit A below 76 replicing To: (1) Right of May, including Che burns and provisions thereof, from J. Leland 3 Sons, a parthership, bast soog California California Oragon Power Company, a California California Oragon Power Company, a California Corporation, recorded May 1958, in Volume 31() Corporation, Deed Records of Flancia Compute ᆵ , 813 on; (2) Agreement for Pasement, Suchding provisions thereas is and Fleshor and Ann-Reek Flesher, bus tores vield beer blorch bas . of isr bas blades user and the COLON Debraces, 871 ; . A Todotpo Latab ma: IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE beed. 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 AF ABA . The feater doolf man S no \$5780 man 11 10301 12 M 197 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and that 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 \$48,000.00 RHRRANCE, The BEINELS ECONDERVISED CONDERVISED AND NOT A REVEALED STREET, STAR STREET, S the whole consideration (indicate minicity). RETAIN WHOLE SHE WAS THE WASHERDOK TO REPUTENT SHOULD BE SHOULD SHE STORY) 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 24 (day of June , 1982; if a corporate grantor, it has caused its name to be signed and scal atticed by its officers, duly authorized thereto by order of its board of directors. THERE AND DESCRIPTION OF THE PROPERTY OF THE st a ci (If executed by a corporation, A 1600000 Lanath County-AM IN STATE OF OREGON, STATE OF OREGON, County of ssioni ssioni County of Klamath June - 28, 19 82 Personally appeared and the second s 6 30 191who, being duly sworn. Personanto appeared the above named CHARLES DUNCAN and LEONE M. DUNCAN, MUSEAND, and wife, and RICK 6. DUNCAN and actnowledged the foregoing instru-<u>ceathern</u> of president and that the latter is the Ract contrint secretary of Energy Elein and that the seal alliked to the toregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. ment to be voluntary act and deed OFFICIALS 10 rober Deed 11:05] distant les-u (OFFICIAL EAE) 1247314 Notary Public for Oregon Notary Public for Oregon SEAL) rents fo My commission expires: My commission expires: and ecress CHARLES G. & LEONE M. DUNCAN STATE OF OREGON, Toyat RICK C. DUNCAN Merrill, Oregon 97633 east County of County of O GR NTOR'S NAME AND ADDRESS aann Ó Diffs 2 To certify that the within instru-Sasourin MARTIN J. HICKS & MELISSA M. HICKS stid prois ment was received for record on the 1945 Auburn 10T it at bedaud And day of Klamath Falls, Oregon 97601 GRANTEE'S NAME AND ADDRESS, 19. M.M.g at SPACE RESERVED After recording roturn to: M. LIIN J. HICK. 1 MELLISSA M. HICKH] KLamath Eirst Federal 540 Main Street F Klamath Fall's tor 97.601 in book reel folume No.....on FOR page..........or as document/fee/file/ Instrument/michofilm No. RECORDER'S USE G.8 3 privi dabby Record of Deeds of said county. outle vinequing Zerwiness my hand and seal of

Until a change is requested all tax statements shall be sent to addres NAUTIN J. BLOKS 4 MELISSA M. HICEH Hansin Same 1995 AubySame Alamain Falls, Criscop 97663 Hansin Falls

N. S. W. L. Y.

County affixed.

NAME

By

对.11.11.11

1993

TITLE

Deputy

38273

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183723 WARRANTY DEED WOLLDED VOL MEY POID 1090 9 BURCAN, Anchard and wife, and RICK C. DUNCAN hereinstier sailed the frommer, for the consideration becomalies a ded, in granter phill for Mars IN . stitu Son Bradeud . 2778 8 10981

A late in A land berger

That portion of the NW%NE% lying Northeasterly of a direct line running from the Northwest corner to the Southeast corner thereof, Section ्रणः अर्ती≹ दिसिंगिली। entering granting g 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; together with easements shown on Exhibit A below. KCD (GD < 44 with easements shown on Exhibit A Delow. ALL SUBJECT TO: (1) Right of Way, including the terms and provisions thereof, from J. Leland Pope and Sons, a partnership, and The California Oregon Power Company, a California Corporation, recorded May 1959, in Volume 312, Page 219, Deed Records of Klamath County, Oregon; (2) Agreement for Easement, including the terms and provisions thereof, by and the terms and provisions thereof, by and between Wm. S. Flesher and Ann Hook Flesher, husband and wife, and Harold D. Hansen and Mary S. Hansen dated October 4, 1976, recorded March 1, 1977, in Volume M-77, Page 3588, Deed Records of Klamath County, Oregon; (3) Agreement for Easements, including the terms and provisions thereof, by and between William S. Flesher and Ann Hook Flesher, and Kenneth R. Kenney and June W. Kenney, dated May 6, 1980, recorded June 6, 1980, in Volume M-80, Page 10361, Deed Records of Klamath County, Oregon;

(4) Joint Use Agreement, including the terms and provisions thereof, by and between Lynn R. Pope, et ux: yo William S. Flesher, et ux., Charles G. Duncan, et ux., and J. Randall Pope, et ux., recorded June 17, 1980, in Volume M-80, Page 11105; Deed Records of Klamath County, Oregon; (5) Easements, as disclosed by Addendum to Contract of Sale, between Charles G. Duncan and Leone M. Duncan, and Rick C. Duncan as Seller and Cecil R. Brown and Kathlene E.Brown as Buyer, dated May 13, 1982, and recorded May 14, 1982, records of Klamath County, Oregon.

Exhibit A

EXAMPLE A. A non-exclusive easement for ingress, egress and irrigation purposes 15' in width lying along and parallel with the south line of the W2SE% of Sec. 28, Twp. 40 South, Range 11 EWM.

Also conveying to Grantees those proportionate rights that run with the land as described in JOINT USE AGREEMENT, including the terms and provisions thereof by and between Lynn R. Pope, et ux, William S. Flesher, et ux., Charles G. Duncan, et ux., and J. Randall Pope, et ux., recorded June 17, 1980, in Vol. M-80 page 11105, Deed Records of Klamath County, Oregon.

Conveying to Grantees an easement for purposes of ingress and egress 30 feet in width lying along the easterly boundary of Grantors' property situated in the NM*NE* Nuclof Section 33, Township 40 South Range 11 E.W.M.

Conveying to Grantees an easement for irrigation purposes and purposes of ingress and egress 15 feet in width lying along the Southerly boundary of Grantors! property situated in the E\SW\s of Section 28, Township 40. South, Range 11 E.W.M. extending from the South east cor-

Conveying to Grantees an easement for ingress and egress NY L 15 feet in width lying along the Northerly boundary of Grantors' property situated in the NWANEZ of Sec. 33 Twp. 40 S. R. 11 E.W.M.

STATE OF OREGON: COUNTY OF KLAMATH:ss I hereby certify that the within instrument was received and filed for record on the <u>29</u> day of June A.D., 19 84at 2:34 o'clock P and duly recorded in Vol <u>M84</u>, of <u>Deeds</u> on page 1 M on page 10980

EVELYN BIEHN, COUNTY CLERK Am Amith.

, Deputy

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