

KNOW ALL MEN BY THESE PRESENTS, That
Elizabeth Ellen Sharp

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Thomas R. Holm

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:

REFER TO THE LEGAL DESCRIPTION AS SET FORTH ON THE
REVERSE 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 set forth on the reverse of this deed or 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 \$ 30,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (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 2nd day of November, 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
November 2, 1984

Personally appeared the above named

Elizabeth Ellen Sharp

and, acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 4-27-86

STATE OF OREGON, County of Klamath) ss.
November 2, 1984

Personally appeared Elizabeth Ellen Sharp 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

a corporation,
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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

ELIZABETH ELLEN SHARP

GRANTOR'S NAME AND ADDRESS

THOMAS R. HOLM
2130 ARTHUR STREET
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 1984, 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

By Deputy

DESCRIPTION

A parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in the line marking the Easterly boundary of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, from which the North-easterly corner of said Section 25 bears North 1293.0 feet distant, and running thence South 89° 33' West along the center line of the present county road, 373.5 feet; thence South, parallel with the said line marking the Easterly boundary of Section 25, 668.1 feet, more or less, to a point in the line marking the Northerly boundary of the tract heretofore conveyed to F. J. Enloe, Sophia S. Henley, by deed dated March 26, 1935, and recorded in Book 100, at page 457, Klamath County Deed Records; thence East along the Northerly boundary of said tract 373.5 feet, more or less, to a point in the said Easterly boundary of Section 25; thence North along said boundary, 670.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM: Parcel A: Beginning at a point in the Easterly boundary of said Section 25 from which the Northeast corner of said Section 25 bears North 1293.0 feet; thence South 89° 33' West along the center line of the County Road 280 feet; thence South parallel with the East line of said Section 25, 126.0 feet; thence North 89° 33' East parallel with said County Road 280 feet to the East line of said Section 25; thence North along the East line of said Section 25, 126.0 feet to the point of beginning, including the County Road and the State Highway right of way.

ALSO EXCEPTING THEREFROM: Parcel B: Beginning at the Northwest corner of that tract of land described in said Deed record, said point being South 1293.0 feet and South 89° 33' West 373.5 feet from the Northeast corner of said Section 25; thence South parallel with the East line of said Section 25, 52.0 feet; thence North 89° 33' East parallel with said County Road 13.0 feet; thence North parallel with the East line of said Section 25, 52.0 feet to the center line of the County Road; thence South 89° 33' West along the center line of the County Road, 13.0 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion thereof described in the Deed from Sophia S. Henley to Klamath County, recorded June 27, 1927 in Volume 75, page 629, Deed Records of Klamath County, Oregon, commonly known as Henley Road.

THIS INSTRUMENT DOES NOT GUARANTEE THAT 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.

SUBJECT TO :

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. An easement created by instrument, including the terms and provisions thereof,
Dated: December 29, 1928
Recorded: March 25, 1929
Volume: 85, page 467, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone and Telegraph Company
For: Pole and wire lines
5. An easement created by instrument, including the terms and provisions thereof,
Dated: July 2, 1970
Recorded: August 3, 1970
Volume: M70, page 6503, Microfilm Records of Klamath County, Oregon
In favor of: Johnnie B. Fisher and Eldeen A. Fisher, husband and wife
For: Use and maintenance of existing waterline

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 6th day of November A.D., 1984 at 1:32 o'clock P M, and duly recorded in Vol M84, of Deeds on page 18839.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy