

KNOW ALL MEN BY THESE PRESENTS, That EDNA M. LONG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD M. MC BRIDE and PATRICIA E. MC BRIDE, 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:

All that property situate in Sections 27 and 34, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: S 1/2 of S 1/2 of SW 1/4 of SW 1/4 of Section 27 and the N 1/2 of N 1/2 of NW 1/4 of NW 1/4 of Section 34.

SAVING AND EXCEPTING any part of Section 34 that may be in the South 330 feet of West 660 feet of the N 1/2 of N 1/2 of NW 1/4 of said Section 34, Klamath County, Oregon.

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY INC.

"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."

(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 \$ 67,500.00

However, the above consideration does not include the property of value given or promised, which is the whole of the property of value given or promised.

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 8th day of February, 1985; 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.  
February 9, 1985

EDNA M. LONG

Personally appeared the above named EDNA M. LONG, and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of ) ss.  
February 9, 1985

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

, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Edna M. Long

4333 Arthur St  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Donald M. McBride and Patricia E. McBride

PO Box 15  
Klamath Falls, OR 97624  
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,

County of ) ss.  
I certify that the within instrument was received for record on the day of 1985,

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

- continued from the reverse side of this deed -

2132

SUBJECT TO:

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. Conditions, reservations, and restrictions, including the terms and provisions thereof, set forth in Deed recorded February 13, 1930, Volume 88 at page 624, Deed Records of Klamath County, Oregon.
3. Right of Way, including the terms and provisions thereof, as disclosed by instrument recorded June 11, 1958, Miscellaneous Records Volume 12 at page 623, 60' road over westerly end of property.
4. Reservations and restrictions, including the terms and provisions thereof for pole line, public roads, highways, public utilities, railroads, pipelines; and also including all subsurface rights, except water, reserved, in trust for Chauncey Miller Lotches; as set forth in Deed recorded June 26, 1958, in Volume 300 at page 337. (Affects: N 1/2 N 1/2 NW 1/4 NW 1/4, Section 34, Township 35 South, Range 7 East of the Willamette Meridian)
5. Reservations and restrictions, including terms and provisions thereof for pole line, road right of way, public utilities, railroads, pipelines; and also including all subsurface rights, except water, reserved, in trust, for Chauncey Miller Lotches; as set forth in Deed recorded June 26, 1958, in Volume 300 at page 339. (Affects: S 1/2 S 1/2 SW 1/4 SW 1/4, Section 27, Township 35 South, Range 7 East of the Willamette Meridian)
6. An easement created by instrument, including the terms and provisions thereof, Dated: October 31, 1968  
Recorded: October 9, 1969  
Volume: M69, page 8610, Microfilm Records of Klamath County, Oregon  
In favor of: Gienger Enterprises, Inc.  
For: Ingress and egress  
Affects: Reserving unto grantor an easement over the Westerly 60 feet of said property extending from the North property line to its junction with Day School Road for purposes of ingress and egress to property owned by Grantor to the North and East of said property, which easement shall be appurtenant to Grantor's said lands.
7. An easement created by instrument, including the terms and provisions thereof, Dated: April 16, 1984  
Recorded: August 22, 1984  
Volume: M84, page 14495, Microfilm Records of Klamath County, Oregon  
In favor of: Kenneth N. Knight and Judy Knight  
For: Access purposes  
Affects: N 1/2 N 1/2 NW 1/4 NW 1/4 of Section 34, Township 35 South, Range 5 East of the Willamette Meridian

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 8th day of February A.D. 19 85  
at 4:24 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
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EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee 9.00