

KNOW ALL MEN BY THESE PRESENTS, That husband and wife NIEL M. RAYMOND and SYLVIA T. RAYMOND,

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

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 portion of the NE 1/4 NE 1/4 of Section 35 and the NW 1/4 NW 1/4 of Section 36, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Sprague River Highway as conveyed to the United States of America by deed recorded April 29, 1951, in Book 291 at page 391, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 800 feet of that portion of the NE 1/4 NE 1/4 of Section 35, Township 34 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon, lying North of the Sprague River Highway as conveyed to the United States of America by deed recorded April 29, 1951, in Book 291 at page 391, Deed Records of Klamath County, Oregon.

## 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 \$ 5,000.00

However, the actual consideration paid for this transfer includes other property or value given or promised which is part of the 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 22nd 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, FLORIDA

County of February 22nd, 1985

STATE OF OREGON, County of St. John, ss.

Personally appeared NIEL M. Raymond and Sylvia T. Raymond 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

Personally appeared the above named NIEL M. RAYMOND and SYLVIA T. RAYMOND and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires May 3, 1986

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Niel M. Raymond and Sylvia T. Raymond  
Route 7 Box 274C  
St. Augustine, FL 32084

GRANTOR'S NAME AND ADDRESS

Mr. Gerard Pobuda  
P.O. Box 6  
Sprague River, OR 97639

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 -

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. Right of way for pole or tower and wire-lines for the transmission of electricity and incidentals, 125 feet wide, as conveyed to The California Oregon Power Company by Deed recorded August 12, 1953, in Volume 262, page 316, Deed Records of Klamath County, Oregon. (General location)
3. The interest of The California Oregon Power Company, a California corporation, in and to the right to construct and maintain telephone lines as reserved in Deed from William M. Bray to Henry Davis, recorded May 21, 1956, in Book 283, page 232, Deed Records of Klamath County, Oregon.
4. Reservations of mineral rights, including the terms and provisions thereof, as contained in Deed from Weyerhaeuser Company, a Washington corporation to Weyerhaeuser Real Estate Company, a Washington corporation dated December 23, 1970, recorded December 31, 1970, in Volume M70, page 11478, Microfilm Records of Klamath County, Oregon.

*"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."*

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 26th day of February A.D. 19 85  
at 2:32 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 2895

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00