

KNOW ALL MEN BY THESE PRESENTS, That

Oreatha Lewis Hughett

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

Carl D. Kinney and Kerry J. Kinney, 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:

See legal description as it appears 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 appears 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.

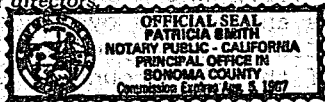
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,500.00.

~~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 93.020.)

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 6th day of March, 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)



Oreatha Lewis Hughett
Oreatha Lewis Hughett

STATE OF ~~OREGON~~ Calif.) ss.
County of Klamath Sonoma
March 6, 1985

Personally appeared the above named
Oreatha Lewis Hughett

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

Before me:
(OFFICIAL SEAL) Patricia Smith

Notary Public for Oregon Calif.
My commission expires: 8/5/87

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

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:

Oreatha Lewis Hughett
2521 Barona Place
Santa Rosa, Calif. 95405
GRANTOR'S NAME AND ADDRESS
Carl D. Kinney and Kerry J. Kinney
C/o H.E. Litel 2818 Rustic Woods Dr.
Kingwood, Texas 77345
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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.

By Recording Officer
Deputy

All of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 39 South Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM THE S $\frac{1}{2}$ NW $\frac{1}{4}$, TOGETHER WITH:

A non-exclusive easement for ingress and egress over and over across a 30 foot wide strip of land in Section 32, Township 39 South, Range 11 $\frac{1}{2}$ East Willamette Meridian, County of Klamath, State of Oregon, being 15 feet on each side of the following described centerline.

Beginning at a point on the East boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32 from which the center $\frac{1}{2}$ corner Section 32 bears N00°12'47"W--15.00 feet; thence S89°53'23"W--398.60 feet and parallel to and 15.00 feet distance from the North boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32 to a point of curvature, thence Southwesterly--212.04 feet along the arc of 149.99 foot radius curve to the left (the long chord bears S49°23'23"W--194.82 feet) to the point of tangency, thence S8°53'23"W--253.25 feet to a point of curvature, thence Southwesterly and Northwesterly--294.00 feet along the arc of a 114.59 foot radius curve to the right (the long chord bears S82°23'23"W--219.74 feet) to the point of tangency, thence N24°06'37"W--346.30 feet to a point of curvature, thence Northwesterly--172.78 feet along the arc of a 149.99 foot radius curve to the left (the long chord bears N57°06'37"W--163.38 feet) to the point of tangency, thence S89°53'23"W--243.10 feet and parallel to and 15.00 feet distance from the North boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32 to the intersection of the West boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, the point of ending.

AND an easement for ingress and egress over a 30 foot right of way on the Northerly side of NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, Township 39 South Range 11 $\frac{1}{2}$ East of the Willamette Meridian, as described in Deed Volume M79 page 15172 and 15173. AND a non-exclusive easement for ingress and egress over and across a 30 foot strip along the East boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and along the North 30 feet of the East boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32 Township 39 South Range 11 $\frac{1}{2}$ East of the Willamette Meridian.

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. 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

6. 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

3464

STATE OF OREGON)

County of Klamath)

Filed for record at request of

on this 8th day of March A.D. 19 85

at 11:39 o'clock A M, and duly

recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By *P. Smith* Deputy

Fee 13.00