

KNOW ALL MEN BY THESE PRESENTS, That LOMA LINDA UNIVERSITY, a California corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK A. GRAHAM and JOSEF RIVERS, not as tenants in common, but with the right of survivorship 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:

Northwest 1/4 of the Northeast 1/4 excepting therefrom the Northerly 100 feet that lies West of the Microwave Station Road and the South 1/2 of the Northeast 1/4. All in Section 25, Township 36 South, Range 12 East of the Willamette Meridian.

"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."

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 \$ 30,000.00

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 1st day of May, 1985; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

By: X James A. Greene
X Roy E. Brooks
Assistant Secretary

STATE OF OREGON,)
County of) ss.
, 19

CALIFORNIA
STATE OF OREGON, County of SAN BERNARDINO) ss.
May 1, 1985

Personally appeared James A. Greene and Roy E. Brooks who, being duly sworn, each for himself and not one for the other, did say that the former is the vice president and that the latter is the assistant secretary of Loma Linda University

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
BARBARA C KEELER
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My commission expires MAY 1, 1987

Before me: Barbara C. Keeler
Notary Public for Oregon - California
Commission expires: May 1, 1987

Loma Linda University
Attention: Herluf L. Jensen, Trust Officer
Loma Linda, CA 92350
GRANTOR'S NAME AND ADDRESS

Patrick A. Graham & Josef Rivers
P.O. Box 1051
Aptos, CA 95001-1051
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,) ss.
County of)

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.

Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

- 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. The premises herein described are within and subject to the statutory powers including the power of assessment, of Spring Creek Irrigation District.
3. Reservations for State Highway, existing easements for public roads, highways, public utilities and for railroads, pipelines and any other easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958, in Volume 31, page 246, Records of Klamath County, Oregon, and dated September 10, 1958, recorded September 10, 1958, in Volume 303, page 303, Deed Records of Klamath County, Oregon.
4. Reservations, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958, in Deed Volume 301, page 246, Records of Klamath County, Oregon.
5. Transmission Line Easement, including the terms and provisions thereof, to The United States of America, recorded September 27, 1965, in Volume M65, page 2005, which provided for the Portland General Electric Company to have the right to use the easement provided for therein for access to and from its adjacent transmission line right of way.
6. An access road easement created by instrument, including the terms and provisions thereof, dated June 20, 1967, recorded June 21, 1967, in Volume M67, page 4669, Microfilm Records of Klamath County, Oregon, in favor of Pacific Northwest Bell Telephone Company.
7. Mineral reservations, including the terms and provisions as set forth in Deed from Dallas G. Givans, et ux, to Rena Ross and Jerry Lee Stephens recorded November 10, 1964, in Deed Volume 357, page 397, Microfilm Records of Klamath County, Oregon.
8. Right of way easement recorded in Volume M70, page 5064, Microfilm Records of Klamath County, Oregon, from Edwin Rezendes and Rosa Rezendes to the Pacific Power & Light Co., over and across the N 1/2 NW 1/4, W 1/2 E 1/2 of Section 24 and the N 1/2 NE 1/4, SE 1/2 NE 1/4 and the NE 1/4 SE 1/4 of Section 25, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 24th day of May A.D. 19 85 at 2:24 o'clock P. M., and

duly recorded in Vol. M85, of Deeds on Page 7772

EVELYN BIEHN, County Clerk

By *[Signature]*

Fee: \$9.00