

KNOW ALL MEN BY THESE PRESENTS, That CHARLES R. BALDAUF and CHRISTINE M.

BALDAUF, husband and wife

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

DOUGLAS C. BURUM and CAROLYN L. BURUM, 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 shown on the reverse of this deed and those of record and 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 \$ 111,250.00

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 99.930.)

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 7th day of June, 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)

Charles R. Baldauf

Christine M. Baldauf

STATE OF OREGON,

STATE OF OREGON, County of) ss.

County of Klamath, 19 85.

Personally appeared and

Personally appeared the above named

Charles R. Baldauf and

Christine M. Baldauf

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

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

CHARLES R. BALDAUF & CHRISTINE M. BALDAUF

GRANTOR'S NAME AND ADDRESS

DOUGLAS C. BURUM & CAROLYN L. BURUM

P.O. Box 786

Merrill, Oregon 97633

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.

Recording Officer

By Deputy

DESCRIPTION

A parcel of land situated in the SE $\frac{1}{4}$ of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said SE $\frac{1}{4}$; thence South 89°25'58" East along the North line of said SE $\frac{1}{4}$, 609.04 feet to a 5/8" iron pin; thence leaving said North line and running South, 1334.45 feet to a 5/8" iron pin on the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32; thence North 89°46'23" West, on said South line 401.66 feet to a 5/8" iron pin; thence, leaving said South line, South, 208.71 feet to a 5/8" iron pin; thence West, 208.92 feet to a 5/8" iron pin on the West line of said SE $\frac{1}{4}$; thence North 00°03'30" East, along said West line, 1547.62 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the CE 1/16 corner of said Section 32; thence N 89°25'58" W 1327.54 feet to the C $\frac{1}{2}$ corner of said Section 32; thence S00°03'30" W along the west line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, 38.30 feet to a point in an existing east-west fence line; thence generally along said existing east-west fence line and it's extension the following courses and distances N 89°36'51" E 515.24 feet; N 89°47'36" E 335.48 feet and N 89°40'48" E 476.76 feet to a point on the east line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence N 00°09'01" E 17.81 feet to the point of beginning, with bearings based on survey no. 2522, as recorded in the office of the Klamath County Surveyor.

TOGETHER with a 16 foot right of way over the following described center line. Beginning at the NE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South 43 feet; thence West and parallel to the North line of the SE $\frac{1}{4}$, 718.50 feet to termination of the easement.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70, page 6187, as "Notice to Persons Intending to Plat Lands within the Klamath Basin Improvement District."

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Right of way for road purposes conveyed to Klamath County by Deed Volume 118, page 389, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, for drainage canal, granted to Klamath Basin Improvement District, an Oregon corporation by Wilbur O. Hunt and Hazel Hunt, husband and wife, as disclosed by instrument recorded September 11, 1973 in Volume M73, page 12219, Microfilm Records of Klamath County, Oregon.
5. Right of way easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, a corporation for an electric transmission and distribution line and appurtenances thereto, recorded November 14, 1977 in Volume M77, page 21912, Microfilm Records of Klamath County, Oregon.

(CONTINUED)

(CONTINUED)

6. Terms and provisions as set out in Bargain and Sale Deeds recorded in Volume M85, page 7468 and Volume M85, page 7469, Microfilm Records of Klamath County, Oregon, to wit:

"This said easement shall be subject to the further provisions created herein as follows: Grantor and Grantee shall share the expenses of maintaining the right of way in good condition and repair from the point of beginning of said easement to any intersection of said right of way commonly known as "The Y", the grantee, their heirs and assigns shall maintain the right of way in good condition and repair from the intersection of said right of way commonly known as "The Y" to the point of termination of said easement."

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; ss.

Filed for record

this 10th day of June A. D. 1985 at 12:28 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 8600

By EVELYN BIEHN, County Clerk

Fee \$13.00