

KNOW ALL MEN BY THESE PRESENTS, That CHARLES R. STROHKIRCH and SANDRA M. STROHKIRCH, husband and wife

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

TAKAKO KUWANA, a married woman as her separate property, 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:

The W 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, 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."

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 \$ 80,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (delete if not applicable) (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 16th day of July, 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)

STATE OF OREGON,)
County of Klamath,) ss.
July 16, 1985

Personally appeared the above named CHARLES R. STROHKIRCH and SANDRA M. STROHKIRCH, husband and wife

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

Before me: Kristin L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

CHARLES R. STROHKIRCH

SANDRA M. STROHKIRCH

STATE OF OREGON, County of) ss.

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:

Charles R. Strohkirsch & Sandra M. Strohkirsch

GRANTOR'S NAME AND ADDRESS

Takako Kuwana
266 Round Lake Rd.
Klamath Falls, OR 97601

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 _____, 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

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the 1985-1986 fiscal year, a lien, not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife, to California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953, in Book 262, page 641, Deed Records of Klamath County, Oregon.
4. Reservation of oil and minerals, including the terms and provisions thereof as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964, in Volume 356, page 42, Records of Klamath County, Oregon.
5. Right of way easement for power line granted to Pacific Power and Light Co., recorded May 17, 1966, in Microfilm Records M66, page 5254, Microfilm Records of Klamath County, Oregon. (Affects SE 1/4 of Section 6, Township 39, Range 8)
6. ~~Subject to an unrecorded fencing agreement between William L. Rawn, Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968, in Volume M68, page 7416, Microfilm Records of Klamath County, Oregon.~~ T.K. Gall
7. An easement created by instrument, including the terms and provisions thereof, Dated: January 4, 1978
Recorded: January 13, 1978
Volume: M78, page 887, Microfilm Records of Klamath County, Oregon
In favor of: David Barton McMichael; Charles R. Strohkirch and Sandra M. Strohkirch
For: Existing ditch, for the delivery of water across, the S 1/2 N 1/2 S 1/2 SE 1/4 SE 1/4, Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, State of Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 85 at 4:11 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 11248

FEE \$9.00

Evelyn Biehn
By _____

County Clerk
Tom Smith