

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CENTRAL WASHINGTON UNIVERSITY FOUNDATION, a Washington corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA JEAN TOOLE 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:

PARCEL 1:
The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:
From the Northwest corner of the NW 1/4 of the SW 1/4, Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Easterly along the North line of said NW 1/4 of SW 1/4, 330 feet to the point of beginning; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Easterly and parallel with North line of NW 1/4 of SW 1/4, 198 feet to an iron pin; thence North and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly 198 feet to the point of beginning.

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

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 \$ 16,800.00

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 17th day of September, 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.

By: Robert A. Case President CENTRAL WASHINGTON UNIVERSITY FOUNDATION

(If executed by a corporation, affix corporate seal)

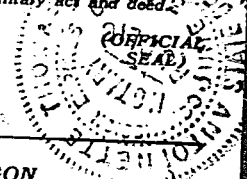
STATE OF OREGON, County of Kittitas, ss. September 17, 1985

Personally appeared Robert A. Case and 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.

Before me: Notary Public for Oregon My commission expires:

Before me: Arnette Thomas Notary Public for Oregon Washington My commission expires: June 3, 1989



Central Washington University Foundation
P.O. Box 957
Ellensburg, WA 98926
GRANTOR'S NAME AND ADDRESS
Barbara Jean Toole
4883 Agate
Long Beach, CA 90805
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 I certify that the within instrument was received for record on the day of 1985, at o'clock P.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

- continued from the reverse side of this deed -

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PARCEL 2:

A portion of the NW 1/4 SW 1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter common to Sections 27 and 28, said Township and Range; thence East, parallel with the South line of said NW 1/4 SW 1/4, a distance of 330.0 feet; thence South parallel with the West line of said Section 27, a distance of 132.0 feet; thence West, parallel with the South line of said NW 1/4 SW 1/4 a distance of 330.0 feet to the West line of said Section 27; thence North, along said West line, a distance of 132.0 feet to the point of beginning.

"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."

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. Reservations contained in Land Status Report, including the terms and provisions thereof, recorded October 28, 1958, in Volume 305 at page 412, Deed Records of Klamath County, Oregon, to wit:
 - "(A) Right of way to Pacific Telephone and Telegraph Company for pole line approved by Jos. M. Dixon, First Assistant Secretary on March 16, 1931, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1083), Department regulations thereunder, and subject also to any prior valid existing right of adverse claim.
 - (B) Right of way to United States of America, its successors or assigns, for 60 foot road (Route S-43 Kesterson Road), approved by M.M. Zollar, Assistant Superintendent, March 20, 1958, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17).
 - (C) The above described property is subject to all other existing easements for public roads and highway, for public utilities, and for railroads and pipelines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same, so long as needed or used for or by the United States, (Dept. Instr., January 13, 1916, 44 L.D.)."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D., 19 85 at 1:59 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 15315

FEE \$9.00

Evelyn Biehn
By

County Clerk

Pat Smith