

MT-15598K

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE C. PERRY, SR. and FRANCES O. PERRY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL DENNIS KRAUSS and BARBARA J. KRAUSS, 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:

A portion of the Northwest Quarter of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South along the West Section line, 1102.3 feet to the true poing of beginning, which point is also the Southwest corner of Deed recorded March 17, 1961, in Deed Volume 328, page 102; thence continuing South along the section line 600 feet; thence East 660 feet; thence North parallel with the section line 600 feet to the Southeast corner of the above mentioned deed; thence West 660 feet along the South line of said deed 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

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 \$ 31,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (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 15th day of October, 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)

STATE OF OREGON, } ss.
County of Klamath
October 15, 1985

Personally appeared the above named
LAWRENCE C. PERRY, SR. and
FRANCES O. PERRY
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Lawrence C. Perry, Sr.
LAWRENCE C. PERRY, SR.

Frances O. Perry
FRANCES O. PERRY

STATE OF OREGON, County of } ss.
October 15, 1985

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Lawrence C. Perry, Sr. & Frances O. Perry

1730 Winona Way
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Earl Dennis Krauss & Barbara J. Krauss

PO Box 10A
Chiloquin, OR 97624
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 instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/real 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

16937

- continued from the reverse side of this deed -

16937

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
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. Reservations and restrictions as contained in Patent from United States of America, recorded in Volume 305, page 410, Deed Records of Klamath County, Oregon.
4. Reservations, restrictions, and easements as contained in Land Status Report recorded in Volume 305, page 412, Deed Records of Klamath County, Oregon, to wit: "Right of Way to Pacific Telephone and Telegraph Company for pole line approved by Jos. M. Dixon, First Assistant Secretary of March 16, 1931, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1983), Departmental regulations thereunder and subject also to any prior valid existing right or adverse claim.

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).

The above described property is subject to all other existing easements for public utilities, and for railroads and pipe lines 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."

5. Subject to an easement 40 feet in width for roadway purposes as set forth in Deed recorded March 17, 1961, in Deed Volume 328, page 102, Records of Klamath County, Oregon. (Affects the West 40 feet of property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of October A.D., 19 85 at 11:25 o'clock A M., and duly recorded in Vol. M85
of Deeds on Page 16936 day

FEE \$9.00

By Evelyn Biehn

County Clerk

[Signature]