

KNOW ALL MEN BY THESE PRESENTS, That HARIL W. NEWTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES JOSEPH MIELOSZYK and KARYN MARLENE MIELOSZYK, 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 ON THE REVERSE SIDE OF THIS DEED

"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."

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 \$ 15,000.00

(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 1st day of November, 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,
officer corporate seal)

HARIL W. NEWTON

STATE OF OREGON, County of) ss.

November 1, 1985

Personally appeared

who, being duly sworn,
each for himself and not one for the other, did say that the forerun 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 be-
half 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:

CLARK

November 1, 1985

Personally appeared the above named

HARIL W. NEWTON

and acknowledged the foregoing instru-
his voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 3/20/89

Haril W. Newton

4733 Lakestream

Las Vegas, NV 89110

GRANTOR'S NAME AND ADDRESS

James Joseph Mieloszyk & Karyn Marlene Mieloszyk

P.O. Box 1196
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

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/roll number.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By

Deputy

LEGAL DESCRIPTION:

PARCEL C

A parcel of land situated in the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Old Fort Road and being more particularly described as follows:

Beginning at a point where the South boundary line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian intersects the Westerly boundary of Old Fort road; thence Westerly along the South boundary line of said N $\frac{1}{2}$ S $\frac{1}{2}$ a distance of 2332.77 feet to the true point of beginning, said point also being the southwest corner of that property conveyed to Lawrence S. Ruiz, et ux., by instrument recorded November 20, 1981 in Volume M81 page 20253, Microfilm Records of Klamath county, Oregon; thence Westerly along the South boundary line of N $\frac{1}{2}$ S $\frac{1}{2}$ a distance of 1298.29 feet, more or less, to the Southwest corner of said N $\frac{1}{2}$ S $\frac{1}{2}$; thence North along the West line of Section 33 a distance of 1323.72 feet, more or less, to the Northwest corner of said N $\frac{1}{2}$ S $\frac{1}{2}$; thence East along the North line of said N $\frac{1}{2}$ S $\frac{1}{2}$ a distance of 1302.73 feet; thence South 1324.44 feet, more or less, to the true point of beginning. Bearing based on Minor Partition No. 81-60 as filed in County Engineers Office.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
2. Rights of the public in and to any portion of the herein described premises lying with the limits of streets, roads, or highways.
3. Reservations and restrictions as contained in Deed recorded in Volume 140, page 612, Deed Records of Klamath County, Oregon, to wit:
"subject to all other rights of way of record and existing vehicle roads and ways."
4. A 30 foot easement along the Northerly boundary of the above described property as disclosed by Partition 81-60, and as disclosed by Deed from Charlotte M. Koehler to Haril W. Newton, recorded April 23, 1979, in Volume M79, page 9088, Microfilm Records of Klamath County, Oregon.
5. Subject to any adverse claims based on the assertion that Old Fort Road has moved, as disclosed by Survey 2578 filed in the Klamath County Engineer's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of November A.D., 19 85 at 2:50 o'clock P M., and duly recorded in Vol. M85 of Deeds on Page 18024 day

FEE \$9.00

By Evalyn Biehn

County Clerk

[Signature]