

**KNOW ALL MEN BY THESE PRESENTS, That** Dorothy A. Hoppe as Personal representative for the Estate of Hans Uhrmann

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Johnny Ray McCoy

, 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:

Refer to the legal description as it appears on the reverse of this deed

Including mobile home now located upon the property.

# 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 set forth on the attach exhibit 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 \$ 4,000.00. 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 14th day of February, 1986; 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)

*Dorothy A. Hoppe*  
Dorothy A. Hoppe as personal representative for the Estate of Hans Uhrmann

STATE OF OREGON,

County of Klamath

February 14, 1986

Personally appeared the above named Dorothy A. Hoppe

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/14/89

STATE OF OREGON, County of \_\_\_\_\_ ss.

1986

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:

Dorothy A. Hoppe

GRANTOR'S NAME AND ADDRESS

Johnny Ray McCoy

2810 N. Bailey Drive

Anderson, Calif. 96007

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 \_\_\_\_\_, 1986,

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By \_\_\_\_\_ Deputy

9183 8009 11 NOV

DEPT OF THE INTERIOR

2820 88882

EXHIBIT "A" DESCRIPTION

A parcel of land situated in Government Lot 4 in the S $\frac{1}{2}$  of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

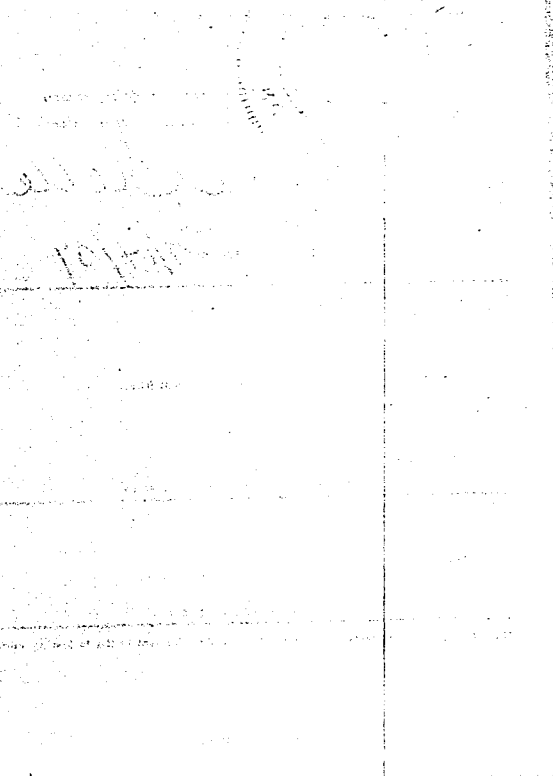
Beginning at the intersection of the Easterly right of way line of the Dalles-California Highway and the Southerly right of way of the County Road; thence East along the Southerly right of way, of said County Road, 176 feet to the point of beginning; thence continuing along the right of way, 400 feet; thence South 60 feet to the Northerly right of way line of a private road; thence in a Westerly direction along said Northerly line to the point of beginning.

01/14/1900 01/14/1900 01/14/1900

...the intersection of the Easterly right of way line of the Dalles-California Highway and the Southerly right of way of the County Road; thence East along the Southerly right of way, of said County Road, 176 feet to the point of beginning; thence continuing along the right of way, 400 feet; thence South 60 feet to the Northerly right of way line of a private road; thence in a Westerly direction along said Northerly line to the point of beginning.

...the intersection of the Easterly right of way line of the Dalles-California Highway and the Southerly right of way of the County Road; thence East along the Southerly right of way, of said County Road, 176 feet to the point of beginning; thence continuing along the right of way, 400 feet; thence South 60 feet to the Northerly right of way line of a private road; thence in a Westerly direction along said Northerly line to the point of beginning.

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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. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of Upper Klamath Lake, and the interest of the State of Oregon in and to that portion lying below the high water mark thereof.
3. Terms and provisions thereof, as contained in Deed between John Hagelstein and Mary Hagelstein to Oregon Eastern Railway Company, dated February 13, 1909, and recorded July 22, 1909 in Volume 26, at page 392, Deed Records of Klamath County, Oregon.
4. An easement, including the terms and provisions thereof, created by instrument,  
Dated: December 10, 1910  
Recorded: December 19, 1910  
Volume: 30, page 513, Deed Records of Klamath County, Oregon  
In favor of: Fred Melhase and Gus Melhase  
For: Roadway purposes
5. Reservations and easements, including the terms and provisions thereof, as contained in Volume 33 at page 181, Deed Records of Klamath County, Oregon, dated June 24, 1911, recorded June 28, 1911 between John Hagelstein and Mary Hagelstein to D. B. Campbell.
6. An agreement, including the terms and provisions thereof, dated May 22, 1915, recorded July 24, 1915 in Volume 45 at page 7, Deed Records of Klamath County, Oregon, between John Hagelstein and Mary Hagelstein, to Algoma Lumber Company.
7. Rights of the United States for easement for flowage and seepage of Lots 2, 3, 4, 7, Section 24, Township 37 South, Range 8 East of the Willamette Meridian, as contained in Deed Book 50 at page 560, dated October 9, 1919, recorded October 29, 1919, between August Kruger to the United States of America.
8. An easement, including the terms and provisions thereof, created by instrument,  
Dated: November 22, 1921  
Recorded: February 23, 1922  
Volume: 58, page 386, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Distribution and transmission of electricity
9. An easement, including the terms and provisions thereof, created by instrument,  
Dated: November 22, 1921  
Recorded: March 22, 1922  
Volume: 58, page 418, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Transmission lines
10. A grant of right of way between Peter Peterstiener and California Oregon Power Company for the transmission and distribution of electricity, as contained in Book 61 at page 69, Deed Records, dated April 7, 1923, recorded April 13, 1923.
11. Reservations and restrictions, including the terms and provisions thereof created by instrument  
Dated: February 27, 1924  
Recorded: March 7, 1924  
Volume: 63, page 501, Deed Records of Klamath County, Oregon  
Between: John Hagelstein and Marie Hagelstein  
To: Edwin J. Grant

12. Reservations, conditions and restrictions, including the terms and provisions thereof, as reserved in instrument,  
 Dated: May 31, 1928  
 Recorded: January 18, 1929  
 Volume: 85, page 167, Deed Records of Klamath County, Oregon  
 Between: Algoma Lumber Company  
 To: Klamath County, Oregon
13. An easement, including the terms and provisions thereof, created by instrument,  
 Dated: December 31, 1929  
 Recorded: January 21, 1930  
 Volume: 88, page 530, Deed Records of Klamath County, Oregon  
 In favor of: California Oregon Power Company  
 For: Erecting Power Lines
14. An agreement, including the terms and provisions thereof, between Algoma Lumber Company and Union Bank and Trust Company of Los Angeles, dated September 10, 1939, and recorded January 27, 1940 in Volume 126 at page 575, Deed Records of Klamath County, Oregon, for the regulating and controlling the water, shores and beds of Upper Klamath Lake.
15. Reservations, including the terms and provisions thereof, as contained in Deed Book 147 at page 361, dated January 8, 1942, recorded February 14, 1942 between Hans Uhrman and The State Highway Commission.
16. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
 Recorded: January 27, 1950  
 Volume: 236, page 396, Records of Klamath County, Oregon
17. Conditions and Restrictions as contained in Deed recorded in Volume 237, page 4, Deed Records of Klamath County, Oregon.
18. An easement, including the terms and provisions thereof, created by instrument,  
 Dated: July 20, 1978  
 Recorded: February 18, 1983  
 Volume: M83, page 2228, Microfilm Records of Klamath County, Oregon  
 For: Existing well and service lines

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of February A.D., 19 86 at 3:24 o'clock P M., and duly recorded in Vol. M86  
 of Deeds on Page 2819

FEE \$17.00

By Evelyn Biehn, County Clerk  
[Signature]