

KNOW ALL MEN BY THESE PRESENTS, That RAY L. ERWIN and DOROTHY I. ERWIN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. SANDERS and CARLA S. SANDERS, 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 E 1/2 NE 1/4 SW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at an iron pin located at the Southeast corner of the NE 1/4 SW 1/4 of said Section 1; thence West 381.47 feet; thence North 639.68 feet, East 331.75 feet, thence South 658.96 feet to the point of beginning.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

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.

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 grantee 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 \$ 69,500.00

In witnessing 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 26 day of March, 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.

X Ray L. Erwin  
RAY L. ERWIN

X Dorothy I. Erwin  
DOROTHY I. ERWIN

STATE OF MONTANA  
County of Blaine  
March 26, 1986

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named  
RAY L. ERWIN and DOROTHY I. ERWIN

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 \_\_\_\_\_

and acknowledged the foregoing instrument as their voluntary act and deed

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:

Ray L. Erwin and Dorothy I. Erwin  
606 S. 20th  
Livingston, MT 59047  
GRANTOR'S NAME AND ADDRESS  
Donald J. Sanders and Carla S. Sanders  
2122 Grindale Road  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

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

SAME AS GRANTEE

NAME ADDRESS ZIP

SAME AS GRANTEE

NAME ADDRESS ZIP

By \_\_\_\_\_ Recording Officer  
Deputy

- continued from the reverse side of this deed -

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. Right of Way Easement, including the terms and provisions thereof,  
 Dated: January 10, 1944  
 Recorded: January 3, 1944  
 Volume: 162, page 59, Deed Records of Klamath County, Oregon  
 In favor of: R. V. Ess and Linda Ess  
 For: Perpetual right and easement
3. An easement, created by instrument, including the terms and provisions thereof,  
 Dated: March 31, 1950  
 Recorded: March 31, 1950  
 Volume: 237, page 641, Deed Records of Klamath County, Oregon  
 By and between: J. W. Whiteline and R. P. Breitenstein and Mamie Breitenstein
4. Agreement, including the terms and provisions thereof, by and between Donald E. McGhehey and Grace G. McGhehey, husband and wife, and Pacific Power & Light Company, a corporation, dated December 6, 1967, in Volume M67, page 9824, Microfilm Records of Klamath County, Oregon.
5. Right of Way Easement, created by instrument, including the terms and provisions thereof,  
 Dated: August 9, 1978  
 Recorded: August 16, 1978  
 Volume: M78, page 18131, Microfilm Records of Klamath County, Oregon  
 In favor of: Pacific Power & Light Company  
 For: Electric transmission
6. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 1st day  
 of April A.D., 19 86 at 11:31 o'clock A M., and duly recorded in Vol. M86  
 of Deeds on Page 5277.

FEE \$14.00

Evalyn Biehn, County Clerk  
 By [Signature]