

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. ALBION and HELEN M. ALBION, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NOEL W. LANE, JR. and ANNE E. LANE, husband and wife 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 REVERSE SIDE OF THIS DEED FOR LEGAL DESCRIPTION.

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 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 \$16,250.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17th day of April, 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)

James L. Albion
JAMES L. ALBION

Helen M. Albion
HELEN M. ALBION

STATE OF OREGON,
County of Klamath } ss.
April 17, 1986

Personally appeared the above named JAMES L. ALBION and HELEN M. ALBION

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.
_____, 19____

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 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

James L. Albion & Helen M. Albion
1725 Chinchalla Way
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Noel W. Lane, Jr. & Anne E. Lane
740 Washington Heights #26
El Cajon, CA 92029

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 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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

LEGAL DESCRIPTION:

A portion of that tract of land described in Volume M80 at page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described as follows:

Beginning at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89°48'06" East, 420.00 feet along the North boundary of said tract of land to a 5/8" iron rod; thence South 20°44'15" East 366.86 feet to a 5/8" iron rod on the South boundary of said tract of land; thence South 89°55'16" West 420.00 feet along said South boundary to a 5/8" iron rod on the Easterly right of way line of Chiloquin-Klamath Agency Highway; thence North 23°19'52" West, 328.48 feet along said Easterly right of way line to a 5/8" iron rod on the Section line common to Sections 33 and 34, Township 34 South, Range 7 East, Willamette Meridian; thence North 00°16'37" East 40.59 feet along said Section line to the point of beginning, with bearings based on Major Partition 81-10 on file in the office of the Klamath County Engineer.

SUBJECT TO: A road easement 30 feet in width for ingress and egress over and across a 30 feet wide portion of the above described parcel being Easterly and adjacent to the Northerly 190.59 feet of the Westerly boundary thereof, also over and across the North 30 feet of the above described parcel.

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. Agreement for Easement, including the terms and provisions thereof,
Dated: April 23, 1980
Recorded: May 5, 1980
Volume: M80, page 8260, Microfilm Records of Klamath County, Oregon
In favor of: Clarence R. Wells
For: Ingress and egress
3. An easement created by instrument, including the terms and provisions thereof,
Recorded: March 22, 1982
Volume: M82, page 3519, Microfilm Records of Klamath County, Oregon
In favor of: Telephone Utilities, Inc., an Oregon corporation
For: Bury and maintain underground telephone facilities

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 22nd day
of April A.D., 19 86 at 11:44 o'clock A. M., and duly recorded in Vol. M86
of _____ Deeds on Page 6842

FEE \$14.00

Evelyn Biehn, County Clerk
By _____