

KNOW ALL MEN BY THESE PRESENTS, That NIEL M. RAYMOND and SYLVIA T. RAYMOND husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS C. COSTELLO and LOIS M. COSTELLO, 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:

The West 450 feet of that portion of the NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Sprague River Road as conveyed to the United States of America by Deed recorded April 29, 1951 in Book 291 at page 391, Deed Records of Klamath County, Oregon.

"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.

(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 shown on the reverse of this deed and those of record and 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 \$ 2,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 day of , 19 85; 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)

Niel M. Raymond

Sylvia T. Raymond

STATE OF OREGON,

County of Florida

10/8/19 85

Personally appeared the above named Niel M. Raymond & Sylvia T. Raymond

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

Before me, Notary Public for the State of Florida, My commission expires May 3, 1988

STATE OF OREGON, County of , 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 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

STATE OF OREGON,

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.

Recording Officer

By

Deputy

GRANTOR'S NAME AND ADDRESS

Louis C. & Lois M. Costello
790 Reuter Dr.
Broderick, CA 95605

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

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes dis-qualified for the special assessment under the statute, an additional tax may be levied.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. An easement created by instrument, including the terms and provisions thereof
Dated: August 12, 1953
Recorded: August 12, 1953
Volume: 262, page 316, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Transmission of electricity and incidentals, 125 feet wide
5. The interest of The California Oregon Power Company, a California corporation, in and to the right to construct and maintain telephone lines as reserved in Deed from William M. Bray to Henry Davis, recorded May 21, 1956 in Book 283, page 232, Deed Records of Klamath County, Oregon.
6. An easement created by instrument, including the terms and provisions thereof
Dated: December 10, 1959
Recorded: January 11, 1960
Volume: 318, page 233, Records of Klamath County, Oregon
Dated: June 24, 1958
Recorded: July 14, 1959
Volume: 314, page 140, Records of Klamath County, Oregon
In favor of: The California Oregon Power Company, a California corporation
For: Electric transmission line
7. Reservations of mineral rights, including the terms and provisions thereof, as contained in Deed from Weyerhaeuser Company a Washington Corporation to Weyerhaeuser Real Estate Company, a Washington corporation dated December 23, 1970, recorded December 31, 1970 in Volume M70, page 11478, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 28th day
of April A.D. 19 86 at 10:22 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 7187
By Evelyn Biehn, County Clerk [Signature]

FEE \$14.00