

626015  
KNOW ALL MEN BY THESE PRESENTS, That  
James R. Randol and Lynn K. Randol, Husband and Wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Douglas Riese and Edra J. Riese, 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 ap-  
pertaining, 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."

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  
set forth on the reverse of this deed or those apparent upon the land, if any, 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 \$ 155,000.00  
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 16th day of June, 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)

STATE OF OREGON,

County of Klamath, 19 86.  
June 16

Personally appeared the above named  
James R. Randol and  
Lynn K. Randol

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 7/13/89

James R. Randol and Lynn K. Randol

GRANTOR'S NAME AND ADDRESS  
Douglas Riese and Edra J. Riese  
P.O. Box 1755  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of  
19

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and  
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 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:

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_, and recorded  
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/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

10460

## EXHIBIT "A" DESCRIPTION

A parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch pin marking the Northwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; South 89° 48' 53" East along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ , 255.62 feet to a one-half inch iron pin; thence along an existing fence line and the extension thereof the following courses and distances; South 22° 15' 31" East, 314.32 feet to a 16 inch Juniper; South 37° 14' 07" East, 153.71 feet to a 14 inch Juniper; South 15° 58' 38" West, 121.09 feet to a 12 inch Juniper; South 33° 29' 12" East, 313.90 feet to a one-half inch iron pin; thence leaving said fence line North 89° 47' 18" West, 609.62 feet to a one-half inch iron pin on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North 00° 09' 00" East along said West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , 790.07 feet to the point of beginning..

## 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. Reservations as contained in deed recorded February 3, 1959 in Volume 309, page 375, Deed Records of Klamath County, Oregon, to wit:  
"Rights of California Oregon Power Company to maintain water level of Upper Klamath Lake between 4137 and 4143.3 feet, and release of damages to same company."

3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: October 31, 1977

Recorded: November 4, 1977

Volume: M77, page 21278, Microfilm Records of Klamath County, Oregon

Amount: \$113,500.00

Mortgagor: James R. Randol and Lynn K. Randol, husband and wife

Mortgagee: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon  
(loan #03-10976) Said mortgage buyers agree to assume and pay.

Said Mortgage was assigned by instrument,

Recorded: September 28, 1981

Volume: M81, page 17273, Microfilm Records of Klamath County, Oregon

To: Jackson County Federal Savings and Loan Association

4. An easement created by instrument, including the terms and provisions thereof,  
Dated: December 7, 1977  
Recorded: March 2, 1978  
Volume: M78, page 3907, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company, a corporation  
For: Electric transmission line

5. Joint Easement Agreement, including the terms and provisions thereof:  
Recorded: October 12, 1978  
Volume: M78, page 22913, Microfilm Records of Klamath County, Oregon  
Between: James W. Kerns, etal and James R. Randol & Lynn K. Randol  
For: A perpetual non-exclusive 60 foot easement for the use and maintenance of an access road and utility lines.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 16th \_\_\_\_\_ day  
of \_\_\_\_\_ June \_\_\_\_\_ A.D. 19 \_\_\_\_\_ 86 at \_\_\_\_\_ 3:52 \_\_\_\_\_ o'clock \_\_\_\_\_ P. M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 10459 \_\_\_\_\_

Evelyn Biehn, \_\_\_\_\_ County Clerk  
By \_\_\_\_\_ *Sam Smith*

FEE \$14.00