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M-30083

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 14046

ERNEST CAMPBELL, JR. and MARJORIE LUCILLE CAMPBELL, husband and wife
convey(s) to LEE E. CARLSON, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 80,000.00. However, the actual consideration consists of the property or value given or promised which is the whole consideration and is not to be taken into account by the court in construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5 day of August, 19 86.

Ernest Campbell, Jr.
Ernest Campbell, Jr.
Marjorie Lucille Campbell
Marjorie Lucille Campbell

STATE OF OREGON, County of Klamath ss.

On this 5th day of August, 19 86.

Personally appeared the above named Ernest Campbell, Jr. and Marjorie Lucille Campbell, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 3-22-89Ernest Campbell, Jr.Marjorie Lucille Campbell

GRANTOR'S NAME AND ADDRESS

Lee E. Carlson

GRANTEE'S NAME AND ADDRESS

Lee E. CarlsonP.O. Box 251Chiloquin, OR 97624

NAME, ADDRESS, ZIP

After recording return to:

Lee E. CarlsonP.O. Box 251Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax state ment's shall be sent to the following 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/reel/volume No. _____ on page _____ or as document/film/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

AUG 8 PH 2 34

A tract of land in Government Lot 10, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West boundary line of the Dalles-California Highway (State Highway No. 427), said point being South 0° 57' East 900 feet and West 629.46 feet more or less, to the West line of said highway and South 0° 57' East 125 feet from the Northeast corner of Government Lot 9 in said Section 7, said point being the true point of beginning of said tract; thence South 0° 57' East along said highway right of way to the Northeast corner of that tract described in deed recorded September 5, 1975 in Volume M-75 at page 10442; thence West along the North line of said parcel to the Easterly shore of Agency Lake; thence Northerly along said shoreline to a point due West of said true point of beginning; thence East to the true point of beginning.

SUBJECT TO:

1. Rights of the Federal Government, the State of Oregon, and the general public in the portion of said property lying below the high water line of Upper Klamath Lake.
2. Agreement, including the terms and provisions thereof
Between : Carlos Blair, single
And : The California Oregon Power Co., A California Corp.
Dated : April 28, 1925
Recorded : May 11, 1925
Book : 65
Affects : 65
Page : 530
Relative to raising and/or lowering the waters of Upper Klamath Lake between the elevations of 4137 feet and 4143.3 feet above sea level
3. Reservation for right of way for ditches or canals constructed by authority of the United States as disclosed by Deeds recorded in Book 99 page 118, and Book 306 Page 304, Deed Records.
4. Right of way, including the terms and provisions thereof:
For : Transmission Line
Granted to : The California Oregon Power Company, A California Corp.
Dated : August 1, 1939
Recorded : September 27, 1939
Book : 124
Page : 507
5. Right of way, including the terms and provisions thereof:
For : Transmission Line
Granted to : The California Oregon Power Company, A California Corp.
Dated : August 16, 1946
Recorded : January 3, 1947
Book : 200
Page : 359
6. Reservations and restrictions contained in Land Status Report recorded March 30, 1959 in Book 311 at page 121, Deed Records of Klamath County, Oregon, as follows: "(b) Right of way to Klamath County Court for Dalles-California Highway approved by F. M. Goodwin, Assistant Secretary, on May 28, 1924, subject to provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental regulations thereunder: and subject also to any prior, valid existing right or adverse claim. (c) The above described property is subject to all other existing easements for public road and highways for public utilities and for railroads and pipelines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
8. Taxes for the year 1986-1987 are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ August _____ A.D. 19 86 at 2:34 o'clock P. M., and duly recorded in Vol. M86
of Deeds on Page 14046

FEE \$14.00

Evelyn Bighin
By Bernetha H. Litsch County Clerk