

KNOW ALL MEN BY THESE PRESENTS, That Donald E. Bailey  
after called the grantor, for the said  
Helen E. Bailey

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David L. Pumel  
and Helen Pumel, husband and wife, hereinafter called the grantees, does  
hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:  
tract of land in Lot 16 of Section 7, Township 36N, Range 12E, of the Willamette Meridian, described as follows:

A tract of land in Lot 16 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the South line of said Lot 16, 150 feet Range; thence Westerly along the said South line of said Lot 16, 150 feet to a point; thence North  $0^{\circ} 57'$  West to a point; thence Easterly and parallel with the South line of said Lot 16, 150 feet more or less to the West right of way line of Oregon State Highway No. 427; thence South  $0^{\circ} 57'$  East along said Westerly right of way line 150 feet more or less to the point of beginning.

Subject, however, to the following:

1. Rights of the public in and premises.

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways.
2. Reservations as contained in Land Status Report (for continuation of this description)
- To Have and

*To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.*

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed, and those 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 the

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00

In construing this deed and where the context so requires, the singular includes the plural and all changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

In Witness Whereof, the grantor has executed this deed.

If a corporate grantor, the signature of the grantor shall be the signature of the president or other officer of the corporation, and the name of the corporation shall be stated in the body of the deed.

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 1st day of February, 1978 ; 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)

*Donald S. ...*

(If executed by a corporation,  
affix corporate seal)

Donald E. Bailey

STATE OF OREGON.

County of Klamath } ss.  
February 1, 19 78.

Personally appeared the above named  
Donald E. Bailey

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires

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

Personally appeared

..... 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 .....

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for

David L. & Helen Pumel  
P.O. Box 806  
Oliverhurst, CA 95961

NAME, ADDRESS, ZIP  
David L. & Helen P. ...

David L. & Helen Pumel  
P.O. Box 806  
Oliverhurst, CA 95961

STATE OF OREGON.

County of \_\_\_\_\_ ss.  
 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 \_\_\_\_\_

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

80015

24004

1959 in Volume 311, page 118, Deed Records of Klamath County, Oregon, to-wit:

"The following reservations are made: (1) Agreement entered into on April 28, 1925, between Carlos Blair, a single man, party of the first part, and The California Oregon Power Company, a California corporation, party of the second part, wherein the party of the first part gives and grants to the party of the second part the perpetual right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake in its operation of the dam and/or regulation and control of the water levels of said lake between elevations of 4137 feet and 4143.3 feet above sea level. Consideration paid to the party of the first part is \$100.00. (2) Right of way to Klamath County Court for Dalles-California Highway approved by F. M. Goodwin, Assistant Secretary, on May 28, 1924, subject to the 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. (3) The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines 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 by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

3. An easement, including the terms and provisions thereof, as disclosed by Instrument recorded March 26, 1969 in Volume M69, page 2213, Microfilm Records of Klamath County, Oregon, to-wit:

"A fifteen (15) feet non-exclusive road easement over the Northerly fifteen feet of that parcel of land recorded and described in Book M67 on page 2672, Record of Deeds, Klamath County, Oregon."

4. Grant of Right of Way, including the terms and provisions thereof, granted to the California Oregon Power Company, a California corporation, as disclosed by Instrument recorded July 14, 1961 in Volume 331 at page 46, Deed Records of Klamath County, Oregon, for transmission lines.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ of \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 86 at 4:08 o'clock P M., and duly recorded in Vol. \_\_\_\_\_ the 29th day of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 24003

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_