

70153

KNOW ALL MEN BY THESE PRESENTS, That Virginia Lee Elings and D. Patricia Ottoman, as Trustees of the Mary Virginia Benoist Trust

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. Kissel and Carolyn A. Kissel, 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 Northeast quarter of the Northwest quarter of Section 5,
Township 40 South, Range 9 East of the Willamette Meridian.

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 and those apparent upon the land, if any, and that 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 \$ 75,000.00. 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 15th day of August, 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.

Virginia Lee Elings, Trustee
Virginia Lee Elings, Trustee

D. Patricia Ottoman, Trustee
D. Patricia Ottoman, Trustee

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

August 15, 1986.

Personally appeared the above named Virginia Lee Elings, Trustee and D. Patricia Ottoman, Trustee, of the Mary Virginia Benoist Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

STATE OF OREGON, County of) 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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Virginia Lee Elings and D. Patricia Ottoman

GRANTOR'S NAME AND ADDRESS

John E. Kissel and Carolyn A. Kissel

P.O. Box 341
Klamath Falls, Or 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) 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.

Recording Officer

By

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

4. The premises herein described are within and subject to the statutory powers including the power of assessment, of Klamath Project and Klamath Basin Improvement District.

5. An easement created by instrument, including the terms and provisions thereof.

Dated: January 18, 1960

Recorded: January 21, 1960

Volume: 318, page 378, Deed records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: 10' wide electric transmission line easement

6. An easement created by instrument, including the terms and provisions thereof.

Dated: April 10, 1961

Recorded: July 14, 1961

Volume: 331, page 30, Deed records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: 10' wide electric transmission line easement

7. An easement created by instrument, including the terms and provisions thereof.

Dated: April 17, 1971

Recorded: April 26, 1971

Volume: M71, page 3661, Microfilm records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Electric transmission line easement

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 7th day
of January A.D., 19 87 at 8:35 o'clock A.M., and duly recorded in Vol. 1487,
on Page 253.
of Deeds
By Evelyn Biehn, County Clerk *[Signature]*

FEE \$14.00