MOUNTAIN TITLE COMPANY

WARANTY DEED TWO Elings and D. Patricia

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STATE OF OREGON, County of

Personally appeared

Before me:

Notary Public for Oregon

My commission expires:

FOR

KNOW ALL MEN BY THESE PRESENTS, That Virginia Lectoman, as Trustees of the Mary Virginia Benoist Trust Virginia Lee

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: 3

The Northeast quarter of the Northwest quarter of Section 5, Township 40 South, Range 2 East of the Willamette Merdian.

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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 Held 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 foth 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 encumbrance 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 delated. 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. , 1986 .; In Witness Whereof, the grantor has executed this instrument this 15th day of August

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by marfee Chrip , Trustee Virginia Lee Elings, Trustee order of its board of directors. ingen

(if executed by a corporation, affir comparets seeil

VOUNTAINETTUE COMPANI

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STATE OF OREGON, County of Klamath 86. August 15 , 19

Personally appeared the above named Virginia Lee Flings, Trustee and Fatricia Ottoman, Trustee, of the Mary Virginia Benoist of the toregoing instrutheir voluntary act and deed. nt to be

0 17 A 0 (OFFICIAL Public for Oregon mmission expires: 7/13 M

Virginia Lee Elings and D. Patricia Ottoman

GRANTOR'S NAME AND ADDRESS John E. Kissel and Carolyn A. Kissel 0. Box 34 Or 97601 a th GRANTEE'S NAME AND ADDI After recording return to

Per Grantee NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

ested all tax statements shall be sent to the following

Per Grantee

STATE OF OREGON, County of I certify that the within instrument was received for record on the ,19..... day of. o'clock M., and recorded a! on page..... or as SPACE RESERVED in book file/reel nomber RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer

..... By

d. Patricia Ottomany True

each for himself and not one for the other, did say that the former is the

and that the seal attized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

, 19.....

D. Patricia Ottoman, Trustee

......who, being duly sworn,

, a corporation,

(OFFICIAL

SEAL)

... Deputy

president and that the latter is the

secretary of

MOUNTAIN TITLE COMPAN

MOUNTAIN TITLE COMPANY

	SUBJECT TO: . Taxes for the fiscal year 1986-1987, a lien, not yet due and . Taxes for the fiscal year 1986-1987, a lien, not yet due and 	
	lien, not yet aut	
	SUBJECT TO:	
	 Taxes for the fiscal year Taxes for the fiscal year payable. Rights of the public in and to any portion of the herein . Rights of the public in and to any portion of streets, roads or Rights of the public in and to any portion of streets, roads or Rights of the public in and to any portion of the herein . 	
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SC-1	payable.	
•	sights of the public within the limits	
1 * .	2. Rights premises lying "is to the	
	described pre-	
	highways.	
	 Rights of premises lying within and subject to the highways. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath statutory powers, including the power within and subject to the statutory powers. 	
• •	3. The premises, including the r statutory powers, including the r Irrigation District. 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the 4. The premises herein described are within and subject to the premises herein described are been and the premises herein described are been are been and the premises herein described are been a	
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	irring are accesment, or any	
· · · ·	mbe premises herein use the power of astrict.	
	statutory powert to the Irrigation District. 4. The premises herein described are within and subject to the statutory powers including the power of assessment, of Klamath statutory powers including the power District.	
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	4. The premises herein destrice power of assessme statutory powers including the power District. Statutory and Klamath Basin Improvement District, Project and Klamath Basin Improvement, including the terms and	
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	Recorded: January 378, Deed record Power Company Volume: 318, page 378, Deed record Power Company In favor of: The California Oregon Po	
	The Calles transmission line	
	nor: 10' wide electric	
	For	
1. 1.	In favor of: The octric transmission For: 10' wide electric transmission For: 10' wide electric transmission 6. An easement created by instrument, including the terms and 6. An easement created by instrument, including the terms and missions thereof.	
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	provision pril 10, 1961	
	Dated: April 14, 1961 Recorded: July 14, 1961 Volume: 331, page 30, Deed records of Klamath Company Volume: 331, page 30, Deed records of Company In favor of: The California Oregon Power Company In favor of: The California	
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	Volume. The California transmission line easens	
	In lavor of wide electric transmission including the terms and	
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	7. An easement of provisions thereof. provisions thereof. And the second	
	provisions thereof 1971 Dated: April 17, 1971 Dated: April 26, 1971 Microfilm records of Klamath County, Oregon	- 3
	7. An easement of, provisions thereof. Dated: April 17, 1971 Recorded: April 26, 1971 Recorded: April 26, 1971 Volume: M71, page 3661, Microfilm records of Klamath County, Oregon Volume: M71, page 3661, Microfilm records of Klamath County, Oregon To favor of: Pacific Power & Light Company	
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	Volume. Pacific rower line easement	1. S.
	Volume: M71, page Sour & Light compary Volume: M71, page Source & Light compary In favor of: Pacific Power & Light compary For: Electric transmission line easement	e at
	KOL: Tere	

OF KLAMATH:	ss. the	7th day
STATE OF OREGON: COUNTY OF KLAMATH:	8:35 o'ciockM., and duly recorded in Vol.	n Al
Filed for record at request of A.D., 19 at	8:35 OCIOCA on Page 253 On Page County Clerk Evelyn Blehn, Am	mith
of January of Daeda	By	

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FEE \$14.00