

KCTC-39257

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71128

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. STURGESS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY A. REED, hereinafter called and INA R. REED, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

See Attached Exhibit "A"

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 \$ 9,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 27th day of January, 1987; 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.

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.

STATE OF Oregon, California } ss.
County of San Diego
January 27, 1987

Personally appeared the above named James A. Sturgess

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, RUTH ANN FELTMAN, Notary Public for Oregon, My commission expires: _____

STATE OF OREGON, County of _____, 19____. Personally appeared _____, who, being duly sworn, 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)

(If executed by a corporation, affix corporate seal)

Notary Public for Oregon
RUTH ANN FELTMAN
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires Aug. 17, 1990

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 fee/file/instrument/microfilm/reception No. _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mr. & Mrs. Roy A. Reed
Harriman Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. Roy A. Reed
Harriman Falls, Oregon 97601
NAME, ADDRESS, ZIP

By _____ TITLE Deputy

1935

EXHIBIT "A"

Beginning at a point which is South along the North-South center line of Section 10 Township 36 South, Range 6 E.W.M., a distance of 700 feet from the center of said Section 10; thence continuing South along said center line a distance of 140 feet, more or less, to the Northwest corner of property described in Vol. M-78, page 24769, Deed Records of Klamath County, Oregon; thence East along the North boundary of said property a distance of 100 feet; thence North parallel to the North-South center line a distance of 140 feet; thence West parallel to the East-West center line a distance of 100 feet to the point of beginning.

TOGETHER WITH an easement over the 50 foot roadway adjacent to the above described property on the East, which said easement is non-exclusive and is to be used by the grantees and by grantees of other lands of the grantors which border said 50 foot strip. ALSO TOGETHER WITH a non-exclusive Waterway Easement as described in document dated August 29, 1977, recorded August 31, 1977, Vol. M-77, page 16150, Deed Records of Klamath County, Oregon.

Subject to:

1. Easement and Flowage Right, including the terms and provisions thereof, given by Frank Wood to the United States of America dated November 17, 1917, recorded November 17, 1917, Vol. 58, page 541, Deed Records of Klamath County, Oregon.
2. Agreement, including the terms and provisions thereof, between Arvid E. Hakanson and Lillie Hakanson, husband and wife, and The California Oregon Power Company, a corporation, dated May 14, 1940, recorded May 15, 1940, Vol. 129, page 259, Deed Records of Klamath County, Oregon, relative to raising and/or lowering the water of Upper Klamath Lake.
3. Right of Way for Transmission Line, including the terms and provisions thereof, given by Ben Runnels et ux., et al., to The California Oregon Power Company, a California corporation, dated May 20, 1960, recorded May 25, 1960, Vol. 321, page 412, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 6th day
of February A.D., 19 87 at 2:14 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 1934.

Evelyn Biehn, County Clerk
By [Signature]

FEE \$14.00