KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. McCONRON and LUELLA R. McCONRON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY N. IVIE and AUDREY D. IVIE, 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: Beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the

East line of the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 E.W.M.; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of 285.5 feet to a point; thence South and parallel with said East line, a distance of 483.0 feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 E.W.M.

1976-77 real property taxes which are now a lien, but not yet SUBJECT TO: payable, and all future real property taxes and assessments; reservations,

(Continued on the reverse side hereof)

(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 except as above set forth

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 terms of dollars, is \$...15,500.00...... OHowever, 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), it not applicable, should be deleted. See ORS 93.030.)
part of the 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 17 th day of September , 19 76; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by rijāpi**(** order of its board of directors. S. LOSSELAS

emen't area and roadway; and Orantect shall reasonand

STATE OF OREGON, County of STATE OF STATE OF OREGON, COUNTY OF STATE OF STA September , 19 76. .who, being duly sworn,

The conditions are: each for himself and not one for the other, did say that the former is the Personally appeared the above namedWilliam president and that the latter is the McConrongand Luellag Russum 117 377

.....secretary of McConronarhusband and wife, the some or and acknowledged the toregoing instruand that the seal attixed to the foregoing instrument is the corporate real

ment to be A Their voluntary act and deed. So the 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 the following the following the said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before the Conference of the Commission expires: SEAL) Sorve

My commission expires: @ DOT

ection 28, Township of Solding and at right and at commendation and a commend of the comment of the commend of Millsam K. Wecouron of Oxth and FUG M TVS 677 VS 1377 ŢŢŢ OT G INTELEGATION County of Certify that the within instru-GRANTOR'S NAME AND ADDRESS JAYA SUG F

in certify that the within instrua point on the ...Gary N. Ivie, et ux day of _o'clock. Mi., and recorded at SPACE RESERVED

ONU CA SUG GRANTEE'S NAME AND ADDRESS on page or as in book..... mo demanded Pulled of The San and agrees from Management of the Follow RECORDER'S USE file/reel number/ Record of Deeds of said county. ien-exciusi. 33519B antors MEOreid2007 ther grant un UndieBon co332 naB non-exclusi Witness my hand and seal of o Grantees,

County affixed. NAME, ADDRESS, ZIP Utill a change is requested all tax statements shall be sent to the following address: ELTGS STOR STORE

i way of record, way of record, was and provided to be 1946 in book 122 Recording Officer December blonest, recorded July 14, restrictions, sacements and rights on the land; Agreement, including t Deputy NAME, ADDRESS, ZIP

restrictions, easements and rights of way of record, and those apparent on the land; Agreement, including the terms and provisions thereof, dated December 1, 1947, recorded July 14, 1948 in Book 222 at page 439, Deed Records, debtwen United States of America and Emmit Improvement District.

Grantors do hereby further grant unto Grantees, subject to the conditions following, a perpetual, non-exclusive easement and right of way for the purpose of ingress to and egress from, the above described real property over and across and upon the following described real property in said County and State:

Beginning at a point 321.9 feet, more or less, Southwesterly distant from a point on the Northerly boundary of the Klamath distant from a point on the intersection of the East line of Falls-Ashland Highway and the intersection of the East line of the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 E.W.M.; thence North and parallel to said line. 30 feet to a point, thence South and parallel to said Or 5005.20 reet; thence hast and at right angles to said hast line, 30 feet to a point; thence South and parallel to said hast line a distance of 489.79 feet to a point; thence Southwesterly a distance of 33.76 feet to the point of beginning; westerly a distance of 33.76 feet to the point of beginning; together with an adjoining triangular parcel and being a part of together with an adjoining triangular parcer and sering a respectively and adjoining triangle bounded by the said non-exclusive easement, said triangle bounded by the Northerly boundary of the Klamath Falls-Ashland Highway, a distance of 23 feet; thence bounded by said Lane boundary a distance of 23 feet; thence bounded by said Lane boundary a distance of 27 28 feet; tance of 37.28 feet to a point; thence Southeasterly a distance MCCOUNCION PARTIE TO A POINT; Thence Boutheasterry a distribution of parties of the point of beginning of the McCouncion Falls-Ashland Highway.

- Grantees shall at all times keep said easement area free of The conditions are: animals and/or obstacles so as to permit the unobstructed use of said
- 2. Grantees shall reasonably maintain and keep in good repair easement, and said easement area and roadway; and
- 3. Grantors reserve the right to use said easement at reasonable times such as will not interfere with Grantees lingress and egress.
- provided, Grantees shall cause the same to be installed at their expense. Grantors and Grantees shall equally share in the cost of re-

pair and maintenance of fencing adjoining the easement. when the compact of the committee for the character stands

STATE OF OREGON: COUNTY OF KLAMATH:

| STATE OF | F OREGON: CO | UNTY OF KLAMAIII. | | <u> </u> | the | | M87 |
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| Filed for of | record at request | of A.D., 19 87 at of Deed | 4.13 0 | Doge | , and duly records 2275 Bieha, County | - // | w The |
| FEE . | \$9.00 | | | Ву | | | |

to said East line, a distance of 285.5 feet to the point of regimency section 28, Township 39 South, Range 8 E.W.M. tance of 265.5 feet to a point; thence South and parallel and raid at line, a distance of 483.0 feet to a point; thence East and at right for each west line a distance of 285 to feet to the boint of Postiniary beginning at a point 350.0 teet distant trom a point on the Chamath Falls-Ashland Highley at the point of the Klamath Falls-Ashland Highley at the interior crimes seek line of the W 1/2 SW 1/4 St. 1/4 of Section 28, Township 39 Sobth Range 8 S.W.M.; thence North along the said East line a clerence 39 Sobth feet to a point; thence West and at right angles to said first line, a claratic of 285.5 feet to a point; thence South and parallel while rate basis. Beginning at a point 358.0 feet distant from a point on the cherity assigns, thin decrease and property, with the tenements, hereditionally and superioran in the constitution statements and sector in the decrease in the constitution of Standard and sector is the decreased in the constitution of the constitution o pertaining structed in the County of Klamath the straines, does hareby stram, hargain soil and runnes anto the sold strainer and creations have assured that the sold strainers are a second strainers and the morning the sold strainers are also the second survey and survey and

and AUDREY D. IVIE, husband and wife stand, to granter paid by McCouron, nusband and wife,

WARLANTY RESO

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