

MTC 1396-1225
WARRANTY DEED

RAY O. HOBBS and ALICE M. HOBBS, husband and wife, Grantors convey and warrant to RAYMOND W. BERNHARDT and ERNA P. BERNHARDT, husband and wife, Grantees, the following described real property, located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1:

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the section line common to Section 6 and 7, Township 35 South, range 7 East of the Willamette Meridian, and on the Westerly right of way line of State Highway 427, said iron pin bearing South 89°41'17" West, 646.31 feet from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 89°41'17" West, along said section line a distance of 50.95 feet to the East shore of Agency Lake; thence with the meanders of the East shore of Agency Lake as follows: North 3°06' West, 194.86 feet, North 16°36' West, 168.00 feet, North 15°41' West, 196.00 feet, North 11°20' West, 210.00 feet to a 5/8 inch iron pin; thence leaving the meanders of the East shore of Agency Lake, North 89°15' East, 193.15 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway 427; thence along the Westerly right of way line of State Highway 427, as follows: South 0°15'30" West, 253.54 feet, South 1°10'00" East, 490.17 feet, to the point of beginning.

PARCEL 2:

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 east of the Willamette Meridian, more particularly described as follows:

Beginning at a 3/4 inch iron pipe which bears South 89°41'17" West, 30.00 feet, from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence North 1°40'06" East parallel to the meridional centerline of Section 6, a distance of 768.57 feet to a 5/8 inch iron pin; thence South 89°43'25" West, 587.44 feet to a 5/8 inch iron pin on the Easterly right of way line of State Highway 427; thence along the Easterly right of way of State Highway 427 as follows: South 0°15'30" West, 278.22 feet, South 1°10' East, 490.32 feet to a 3/4 inch iron pipe on the South boundary of Section 6; thence leaving the highway right of way, North 89°41'17" East, along the South boundary of Section 6, a distance of 556.31 feet to the point of beginning.

RETURN TO

RAYMOND W. BERNHARDT
HC 80 BOX 114B
CHILQUIN, OR. 97624

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SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways;
3. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Agency Lake;
4. An easement created by instrument, including the terms and provisions thereof, dated: February 27, 1924, recorded: May 3, 1924, Book:64, Page: 76, in favor of : California Oregon Power Company, a California corporation;
5. An easement created by instrument, including the terms and provisions thereof, dated: February 11, 1966, recorded May 17, 1967 in Book M-67, Page: 3680, in favor of: William E. Ray and Karen Ray, husband and wife, (Affects Lot 22);
6. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

It is specifically understood that there is a certain 1970 Sierra mobile home owned by William L. Hobbs, which is currently located on the above-described real property, which said Grantees are to hold Grantors harmless therefrom for any taxes or other expenses relating to said mobile home, and it is further specifically understood by and between the Grantors and Grantees, that the said mobile home is the property of William L. Hobbs and is not a portion of the property being transferred under this Warranty Deed.

The true and actual consideration paid for this conveyance is \$134,500.00.

WITNESS Grantors' hands this 7th day of February, 1977

Ray O. Hobbs

Oliver M. Hobbs

RETURN TO
RAYMOND W. BERNHARDT
HC 30 BOX 114B
CHILQUIN, OR 97124

18068

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared RAY O. HOBBS and ALICE M. HOBBS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

NOTARY PUBLIC FOR OREGON
My Commission Expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 5th day
of October A.D., 19 87 at 3:34 o'clock P. M., and duly recorded in Vol. M87
of Deeds on Page 18066
Evelyn Biehn, County Clerk
By *Tom Smith*

FEE \$20.00

Unless a change is requested
all tax statements shall be sent to
the following address:

Mr. and Mrs. Raymond W. Bernhardt

AFTER RECORDING RETURN TO:

Mr. and Mrs. Raymond W.
Bernhardt

HC 30 BOX 114B
CHILOQUIN, OR 97624

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