

85285

(Statutory Form)

THE MULLENDORE FAMILY TRUST, by and through John Mullendore, Trustee, and Pauline Mullendore, Trustee, Grantors, convey and warrant to JOHN MULLENDORE and PAULINE MULLENDORE, Husband and Wife, Grantees, the following real property free of encumbrances except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the true and actual consideration consists of or includes other property of value given or promises, which is the whole consideration, being an exchange of properties.

DATED this 11th day of March 1988.

MULLENDORE FAMILY TRUST

By: John Mullendore
John Mullendore

By: Pauline Mullendore
Pauline Mullendore

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 11th day of March 1988, by Mullendore Family Trust, by and through John Mullendore and Pauline Mullendore, Trustees.

Kristi G. Redd
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/91

GRANTORS NAME AND ADDRESS:

John Mullendore and Pauline Mullendore, Trustees
5520 Sturdivant
Klamath Falls, OR 97603

GRANTEES NAME AND ADDRESS:

John Mullendore & Pauline Mullendore
5520 Sturdivant
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:
SAME AS GRANTEE

Until a Change is Requested,
Tax Statements Should be Sent
To:

SAME AS GRANTEE

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the ___ day of ___, 198___, 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

EXHIBIT "A"

3681

THAT CERTAIN REAL PROPERTY situated in the County of Klamath, State of Oregon, described as follows, to-wit:

THAT PART of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9, East, W. M., described as follows:

BEGINNING at a point 30 feet South and 145.9 feet West of the quarter section corner between Sections 1 and 2, Township 39 S., R. 9, E.W.M.; thence South 355.6 feet; thence North 70°19' West 67.2 feet; thence North 330 feet; thence East 63.3 feet to the place of beginning.

EXCEPTING that portion conveyed to State of Oregon for highway purposes by Deed recorded in Deed Volume 353 at page 414.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; Regulations levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations in deed recorded August 9, 1935 in Deed Volume 100 at page 619; Ten-foot permanent easement, including the terms and provisions thereof, for relocation of irrigation facilities and for construction, operation and maintenance of highway slopes over, across and upon North portion of premises as set out in Deed recorded June 11, 1964 in Deed Volume 353 at page 414; Relinquishment of all existing, future or potential common law or statutory abutter's easements of access as set out in Deed recorded June 11, 1964, in Deed Volume 353 at Page 414.

ALSO SUBJECT TO: contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: the statutory powers, including the power of assessment, of Enterprise Irrigation District.

ALSO SUBJECT TO: the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO: reservations contained in Deed from Jesse J. Bailey, et ux, dated July 1, 1930 and recorded August 9, 1935 in Volume 100, Page 619, Deed Records of Klamath County, Oregon, as follows:

"The grantors, their heirs and assigns reserve the right to construct laterals or ditches along the lines of or across above described property for irrigation and drainage purposes."

ALSO SUBJECT TO: Ten foot permanent easement, subject to the terms and provisions thereof, for relocation of irrigation facilities and for construction, operation and maintenance of highway slopes over, across and upon North portion of premises as set out in Deed to the State of Oregon, by and through its State Highway Commission, recorded June 11, 1964 in Deed Volume 353 at Page 414, Deed Records of Klamath County, Oregon.

ALSO SUBJECT TO: Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property. Recorded June 11, 1964; Volume: 353, Page 414, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of March A.D. 19 88 at 9:23 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 3680

FEE \$15.00

Evelyn Biehn, County Clerk
By Sam Smith