

Until a change is requested, all tax statements shall be sent to the following address: _____

WARRANTY DEED

ORVAL L. JOHNSON and MILDRED J. JOHNSON, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto Arthur W. Merkl and JOYCE E. MERKL, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

All of Lot 9B and the Westerly one-half of Lot 9 of Lake Shore Gardens

PARCEL II:

East one-half of Lot 9, Lake Shore Gardens

All according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Property is included in Lake Shore Gardens Drainage District and is subject to dikes and drainage ditches thereof, and assessments of said district.

(2) Right of Way for electric power line across said premises in favor of the California-Oregon Power Company, a corporation, as shown in deeds from Arthur M. Geary, et al., to Mrs. E. E. Robertson, recorded April 6, 1935, in Volume 104, page 433, and recorded August 3, 1955, in Volume 105, page 89, Records of Klamath County, Oregon.

(3) Reservations in deed from Arthur M. Geary and Martha D. Geary, et al., to Mrs. E. E. Robertson, dated March 17, 1934, recorded August 3, 1935, Volume 105 of Deeds, page 89, Records of Klamath County, Oregon, as follows: "1) Reserving to the grantors, their heirs and assigns, a right of way 10 feet in width over and across said premises for the purpose of establishing and maintaining irrigation and drainage ditches and the right to go on said premises for the purposes of constructing and maintaining said ditches at location thereof, as shown by the approved and adopted plan of reclamation of Lake Shore Gardens Drainage District on file with the Secretary of the

*after recording, send to
A.W. Merkl
6750 Valley Spring Ct
Birmingham, MI, 48070*

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Board of Supervisors of said district. 2) That during the period of 25 years from June 1, 1927, on said lands or any portion thereof there shall be no slaughter house, garbage feeding plant, or dump, or incinerator and no livestock unless enclosed by sufficient fences. 3) The grantors grant, bargain, sell and convey the above described premises subject to rights of Lake Shore Gardens Drainage District and to the terms of that certain stipulation between the grantors hereto and/or their respective predecessors in interest, dated July 19, 1920, heretofore filed in the District Court of the United States for the District of Oregon in that certain suit in Equity No. E-8379, entitled Geary Investment Company, an Oregon corporation, et al., Complainant, vs. California Oregon Power Company, a corporation, respondent, in so far as said stipulation relates to the premises hereinabove described."

(4) Agreement between Mrs. E. E. Robertson (also known as Minnie M. Robertson) and E. E. Robertson, her husband, and The California Oregon Power Company, a corporation, and California-Oregon Power Company, a corporation, dated May 5, 1937, recorded May 11, 1937, in Volume 109, page 179, Records of Klamath County, Oregon, relative to raising and/or lowering waters of Upper Klamath Lake and releasing claim for damages, reference to which is hereby made.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$45,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10 day of June, 1981.

Orval L. Johnson
Orval L. Johnson

Mildred J. Johnson
Mildred J. Johnson

STATE OF OREGON)

*After Recording Sent to
A.W. Merkle
6750 Valley Spring Ct
Birmingham, AL 38010*

County of Klamath) ss.
)

Before me this 10 day of June, 1981, personally appeared the above-named ORVAL L. JOHNSON and MILDRED J. JOHNSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
 Notary Public for Oregon
 My Commission Expires: 8-1-81

(S E A L)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 7th day
 of Sept. A.D., 19 88 at 10:11 o'clock A.M., and duly recorded in Vol. M88
 of Deeds on Page 14555
 Evelyn Biehn County Clerk

FEE \$18.00

By Barbara Mullenbace

*After recording, send to
 A W Merkel
 6750 Valley Spring Ct
 Birmingham, MI, 48010*

PAGE 3 OF WARRANTY DEED

*CV
 18.00*