

KNOW ALL MEN BY THESE PRESENTS That **Curtis E. Bartley and Sarah N. Bartley, husband and wife**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **John S. Kronenberger**

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: A parcel of land situated in a portion of Government Lots 3, 14 and 41, Sec. 21, Twp 35 S., R 7 EWM., being more particularly described as follows:

Commencing at a one-half inch iron pipe marking the North one-quarter corner of said Section 21; thence South 89° 52' 50" East, along the Northerly line of said Section 21, 659.19 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence South 01° 28' 17" West 1387.27 feet to a 5/8 inch iron pin on the mean high water line of the Willamson River; thence South 25° 55' 32" West along said high water line, 213.09 feet to the point where said mean high water line intersects the Easterly right of way line of the Dalles-California Highway (U. S. Highway No. 97); thence North 09° 06' 25" West along said Easterly right of way line, 516.42 feet to the beginning of a spiral curve to the right, thence along the arc of a spiral curve to the right, (for continuation of this deed see reverse side)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

including the terms and provisions thereof, dated March 28, 1961, recorded April 22, 1961 in Book 332 at page 103, Deed Records in favor of Pacific Power & Light Company, for electric transmission line over Lots 3, 40 and 41 in Sec. 21, Twp 35 S., R 7 EWM.

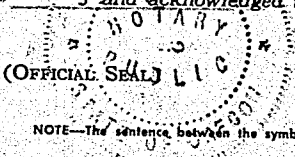
An Easement created by instrument, dated May 23, 1962, recorded August 23, 1962 in Book 332 at page 103, Deed Records, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 158,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 31st day of May 1974.

Curtis E. Bartley
Sarah N. Bartley
Curtis E. Bartley
Sarah N. Bartley

STATE OF OREGON, County of **Klamath**. Personally appeared the above named **Curtis E. Bartley and Sarah N. Bartley**, who being duly sworn, depose and say that they are the legal owners of the above described premises and they acknowledge the foregoing instrument to be their voluntary act and deed.



Before me: **John A. Kalita**
Notary Public for Oregon
My commission expires **July 16, 1976**

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

CURTIS E. BARTLEY,
et ux

TO

JOHN S. KRONENBERGER

AFTER RECORDING RETURN TO

Winema Peninsula
P.O. Box 384
Chiloquin, Or, 97624

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

100 OCT 3 PM 3 44

(S=00° 54', a=0.2) 300.00 feet to the end of spiral curve and the beginning of a circular curve to the right, thence along the arc of a 9500.30 foot radius curve to the right (Delta=04° 41' 31", along chord= North 05° 56' 05" West, 777.76 feet) 777.98 feet more or less to the intersection of the arc of said circular curve with the Northerly line of said Section 21; thence leaving said right of way line, South 89° 52' 50" East 336.89 feet to the point of beginning.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of the Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
3. An easement created by instrument, including the terms and provisions thereof, dated February 11, 1949, recorded March 1, 1949 in Book 229, at page 161, Deed Records, in favor of the California Oregon Power Company, a California corporation, for pole and wire line 10 feet wide over and across Lot 41.
4. Reservations, including the terms and provisions thereof, contained in an instrument recorded May 8, 1958 in Deed Book 299 at page 297, Deed Records of Klamath County, Oregon.
5. An easement created by instrument, including the terms and provisions thereof, dated March 28, 1961, recorded April 25, 1961 in Book 329 at page 103, Deed Records in favor of Pacific Power & Light Company, for electric transmission line over Lots 3, 40 and 41 in Sec. 21, Twp 35 S., R 7 EWM.
6. An Easement created by instrument, including the terms and provisions thereof, dated May 29, 1962, recorded August 23, 1962 in Book 339 at page 518, Deed Records, in favor of Pacific Power & Light Company, for electric transmission line over Lot 3 Sec. 21; Lot 38 Sec. 16, Twp 35 S., R 7 EWM.
7. Subject to a 20 foot roadway easement for ingress and egress over and upon herein described property as set forth in instrument recorded March 1, 1973 in Book M-73 at page 2138, Microfilm Records.
8. Financing Statement filed November 8, 1972 under County Clerk's File No. 70153, by Curtis E. Bartley and Sarah N. Bartley to Douglas J. Howser.
9. Grantees assume and agree to pay the present Conditional Sales Security Agreement listed as item 7 above dated November 1, 1972, recorded March 1, 1973 in Book M-73 at page 2138, Microfilm Records, between Douglas J. Howser, Seller and Curtis E. Bartley and Sarah N. Bartley, husband and wife, Buyers, the unpaid principal balance of which is \$117,270.43 to Douglas J. Howser.

STATE OF OREGON

WARRANTY DEED

CURTIS E. BARTLEY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 3rd day of Oct. A.D., 19 88 at 3:44 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 16522

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Mullins