

WARRANTY DEED -- TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That LEWIS L. HAGELSTEIN and NONA B. HAGELSTEIN, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by CARL H. FINLEY and EDYTHE A. FINLEY, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, 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, to-wit:

A parcel of land situated in the N 1/2 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the NE 1/4 NW 1/4 and that portion of the SE 1/4 NW 1/4 and that portion of the SW 1/4 NE 1/4, which lies East of the Northeasterly right of way line of the existing Old Fort Road (60 feet wide).

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. An easement created by instrument, including the terms and provisions thereof,

Dated: August 16, 1928

Recorded: November 24, 1928

Volume: 82, page 593, Deed Records of Klamath County, Oregon

In favor of: Pacific Telephone and Telegraph Co.

For: A 25' right of way over E1/2 NW1/4 SW1/4 NE1/4 of Sec. 20, T. 37 S., R. 9 E. W. M.

3. Financing Statements, if any, on file in the office of the Secretary of State.

4. Transmission line easement, including the terms and provisions thereof,

Dated: February 12, 1952

Recorded: February 21, 1952

Volume: 253, page 37, Deed Records of Klamath County, Oregon

In favor of: United States of America

For: Electric power transmission line and appurtenances

Affects: E1/2 W1/2 Sec. 20, T. 37 S., R. 9 E. W. M.

5. An Easement created by instrument, including the terms and provisions thereof,

Dated: November 22, 1968

Recorded: December 13, 1968

Volume: M68, page 10815, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Electric Transmission line

Affects: E1/2 NW1/4 Sec. 20, T. 37 S., R. 9 E. W. M.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$29,500.00. In 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

In Witness Whereof, the grantor has executed this instrument this 11th day of June, 1984.

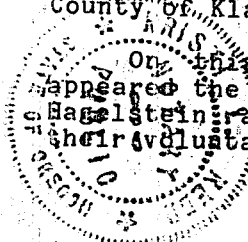
Lewis L. Hagelstein
LEWIS L. HAGELSTEIN

Nona B. Hagelstein
NONA B. HAGELSTEIN

STATE OF OREGON)
) ss.

County of Klamath)

On this 11th day of June, 1984, personally appeared the above named Lewis L. Hagelstein and Nona B. Hagelstein and acknowledged the foregoing instrument to be their voluntary act and deed.



Kristi L. Redd
NOTARY PUBLIC for Oregon
My Commission expires: 11/16/84

Grantor's name and address:

Lewis L. Hagelstein
Nona B. Hagelstein

Grantee's name and address:

Carl H. Finley
Edythe A. Finley
Rt. #5 Box 1248
Klamath Falls, OR 97601

After recording return to:

Carl H. Finley
Edythe A. Finley
Rt. #5 Box 1248
Klamath Falls, OR 97601

Mail tax statements to:

Carl H. Finley
Edythe A. Finley
Rt. #5 Box 1248
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

for

recorder's

use

I certify that the within instrument was received for record on the 27th day of June, 1989, at 12:26 o'clock PM., and recorded in book/reel/volume No. M89 on page 11475 or as document/fee/file/ instrument/microfilm No. 1941 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title

By Dorlene Mullendare

Fee \$13.00