

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Stig S. Larsson and Lis A. Larsson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harry Gelles and Lynn H. Gelles, Husband and Wife, 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:

All of Buck Island in Upper Klamath Lake in Klamath County, Oregon, and more particularly described as follows:

Lots 1 to 12 inclusive in Section 2, and Lots 2 and 3 in Section 3, all in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; and Lots 1 and 2 in Section 34, and Lots 1 and 2 in Section 35, all in Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(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 those appearing on the reverse of this deed and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever 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 \$101,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 28 day of July, 1978, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Stig S. Larsson

Lis A. Larsson

STATE OF OREGON, County of Klamath } ss. July 28, 1978

STATE OF OREGON, County of) ss. , 19

Personally appeared the above named Stig S. Larsson and Lis A. Larsson and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Before me Linda Steele

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: My Commission Expires July 13, 1981

Before me: Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

Stig S. and Lis A. Larsson 4304 Onyx Street Klamath Falls, Oregon 97601 GRANTOR'S NAME AND ADDRESS

Harry and Lynn H. Gelles 87 Crest Road East Rolling Hills, California 90247 GRANTEE'S NAME AND ADDRESS

After recording return to: MTC Gelles 1114 State #222 Santa Barbara, CA 93101 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Harry and Lynn H. Gelles 87 Crest Road East Rolling Hills, California 90247 NAME, ADDRESS, ZIP

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/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer By Deputy

SPACE RESERVED FOR RECORDER'S USE

Easement for flowage and seepage and for operation and maintenance of necessary irrigation structures and works and for lowering and/or raising the level of Klamath Lake as conveyed to the United States of America by instrument recorded February 19, 1920 in Volume 52, page 172; Deed Records of Klamath County, Oregon.

Recital in the deed recorded September 18, 1947 in Volume 211, page 365, Deed Records of Klamath County, Oregon, to wit: "Excepting easements heretofore granted to the California Oregon Power Company."

Real Estate Contract, including the terms and provisions thereof, dated July 7, 1977, recorded July 7, 1977 in Volume M77, page 11961, Microfilm Records of Klamath County, Oregon, between Harry R. Waggoner and Norma E. Waggoner, husband and wife, and Joseph E. Green, Vendor and Stig S. Larsson and Lis A. Larsson, husband and wife, Vendee.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day of May A.D., 19 90 at 9:56 o'clock AM., and duly recorded in Vol. M90, of Deeds on Page 9884.

FEE \$33.00

Evelyn Biehn County Clerk
By Debra M. Millard

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