

CK 22794

WARRANTY DEED

Vol. m90 Page 23190

KNOW ALL MEN BY THESE PRESENTS, That GLADYS I. THOMPSON, formerly GLADYS I.

RUNNELS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD L. COBB and JOYCE E. COBB, 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:

SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A" HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

(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

SEE ATTACHED EXHIBIT "B" HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

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 \$ 60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 13 day of November, 1990; 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.

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

STATE OF OREGON,) ss.

County of Jackson,)
November 13, 1990.

Personally appeared the above named
GLADYS I. THOMPSON

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-6-92

STATE OF OREGON, County of) ss.

Personally appeared 19, 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

a corporation, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ATE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

PARCEL 1:

A piece or parcel of land lying in the SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the East quarter corner of said Section 10 bears North 89 degrees 17' East a distance of 9.25 chains; thence from said point of beginning South 57 degrees 43' West 30.24 chains to a point; thence South 68 degrees 39' West 6 chains to a point; thence North 37 feet East 17.93 chains to a point; thence North 89 degrees 17' East 30.96 chains to the point of beginning.

SAVING AND EXCEPTING THEREFROM those portions conveyed by the following deeds:

Book 349, Page 661; Book 356 Page 576; Book 357 Page 260; Book M66 Page 5602; Book M66 Page 10035; Book M67 Page 2206; Book M68 Page 2332; Book M68 Page 21010; Book M70 Page 7606; Book M70 Page 11390; Book M74 Page 6024; Book M74 Page 11866; Book M81 Page 17394; Book M76 Page 12595; Book M77 Page 18866; Book M78 Page 8503; Book M78 Page 24769; Book M79 Page 12560; Book M81 Page 13605; Book M81 Page 8273; Book M83 Page 15350; Book M72 Page 4513; Book M87 Page 348 and Book M69 at Page 4911.

PARCEL 2:

The Southerly 330 feet of the SW 1/4 NE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The Southerly 330 feet of the E 1/2 SE 1/4 NW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXHIBIT "B"

3. Subject to rules and regulations of Fire Patrol District.

4. Reservations and restrictions, including the terms and provisions thereof, contained in United States Patents recorded in Book 56 at Page 45; Book 20 at Page 467 and Book 245 at Page 593, all Deed Records of Klamath County, Oregon.

5. Easement, including the terms and provisions thereof:

For: Flowage and seepage
Granted to: United States of America
Recorded: May 23, 1922
Book: 58
Page: 541
Affects: Parcel 1

6. Agreement, including the terms and provisions thereof:
Regarding: Regulation and control of water level of Upper Klamath Lake

Between: Herbert Fleithhacker and May Belle Fleithhacker
And: The California Oregon Power Company, a California Corporation

Recorded: February 15, 1924
Book: 63
Page: 459
(Affects Parcel 2)

7. Agreement, including the terms and provisions thereof:
Regarding: Regulation and control of water level of Upper Klamath Lake

Between: Arvid E. Hakanson and Lillie Hakanson, husband and wife
And: The California Oregon Power Company, a California Corporation

Recorded: May 15, 1940
Book: 129
Page: 259
(Affects Parcel 1)

8. Agreement, including the terms and provisions thereof:
Regarding: Regulation and control of water of Upper Klamath Lake

Between: Floyd S. Rogers, his heirs, executors, administrators and assigns

And: The United States of America
Recorded: May 24, 1943
Book: 153
Page: 396
(Affects Parcel 3)

10. Easement, including the terms and provisions thereof:
For: Transmission and distribution of electricity
Granted to: The California Oregon Power Company, a California Corporation
Recorded: November 21, 1955
Book: 279
Page: 253
Affects: Parcel 1

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11. Easement, including the terms and provisions thereof:
For: Transmission and distribution of electricity
Granted to: The California Oregon Power Company, a California Corporation
Recorded: May 25, 1960
Book: 321
Page: 412
Affects: Parcel 1

12. A Non-exclusive easement for roadway, including the terms and provisions thereof, granted to owners of property adjoining the 50 foot roadway lying 100 feet Easterly of the West line of SE 1/4 and North of the Forest Service Road. (Affects Parcel 1)

13. A non-exclusive easement for use of artificial waterway or canal, including the terms and provisions thereof, granted to owners of that portion of the NW 1/4 SE 1/4 lying North of the forest service road. (Affects Parcel 1)

Title Number: 35632
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14. Easement, including the terms and provisions thereof:
For: Underground telephone facilities
Granted to: Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation
Recorded: June 7, 1982
Book: M-82
Page: 7056
Fee No.: 12449
Affects: Parcel 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of Nov. A.D., 19 90 at 10:32 o'clock AM. and duly recorded in Vol. M90
of Deeds on Page 23190.

FEE \$43.00

Evelyn Biehn - County Clerk

By Pauline Mendenhall