

RECORDING REQUESTED BY

Carr, Kennedy, Peterson & Frost

WHEN RECORDED MAIL THIS DEED TO:

CARR, KENNEDY, PETERSON & FROST
P. O. Box 492396
Redding, CA 96099

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, D. T. MATTHEWS and ELSIE P. MATTHEWS, husband and wife, hereby GRANT to DUWAINE T. MATTHEWS and ELSIE PEARL MATTHEWS, as Trustee of the Matthews Family Trust, dated June 18, 1990, the following described real property in the County of Klamath, State of Oregon:

See Exhibit "A" attached hereto.

Dated: 11-2-90

D. T. Matthews
D. T. MATTHEWS

Elsie P. Matthews
ELSIE P. MATTHEWS

STATE OF CALIFORNIA)
COUNTY OF SHASTA) ss.

On November 2, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared D. T. MATTHEWS and ELSIE P. MATTHEWS, known to me, or proven to me on the basis of satisfactory evidence, to be the persons whose name are subscribed to the within instrument and acknowledged that they executed the same.

Dennis C. Rode

Mail tax statement to: D. T. Matthews
P. O. Box 639
McArthur, CA 96056

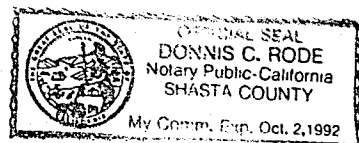


EXHIBIT "A"

The S $\frac{1}{2}$ of NE $\frac{1}{4}$, the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, the SE $\frac{1}{4}$ of Section 12, Township 38 S., R. 8 E.W.M., and the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 38 S., R. 8 E.W.M., SAVING AND EXCEPTING that portion thereof deeded to Oregon Eastern Railway Company by deeds recorded in Book 24, page 50, on April 3, 1908, and in Book 27, page 279 on August 5, 1909, all in Deed Records of Klamath County, Oregon.

ALSO EXCEPT that portion beginning at a point where the South line of Lot 1 of Section 12, Township 38 S., R. 8 E.W.M. intersects the Westerly....right of way line of the S.P.R.R. (as marked by the R.R. fence), which point is 104 feet West of the Section line; and running thence West along the South line of said Lot 1 a distance of 548.7 feet to an iron pin; thence South 33°29' East a distance of 1017 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; thence Northerly and Easterly following the Westerly right of way of the S.P.R.R. to the point of beginning. Said tract being in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 38 S., R. 8 E.W.M., in Klamath County Oregon, and

ALSO EXCEPT that portion beginning at an iron pin which lies on the South line of Government Lot 3, 76.23 feet West of the Southeast corner of Government Lot 3, Section 12, Township 38 S., R. 8 E.W.M. in Klamath County, Oregon, and running thence West along the South line of said Lot 3, a distance of 169.27 feet to an iron pin; thence South 34°12' East a distance 1040.17 feet to an iron pin; thence North 55°48' East a distance of 140 feet to an iron pin; thence North 34°12' West a distance of 945.03 feet, more or less, to the point of beginning, said tract being in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 S., R. 8 E.W.M. in Klamath County, Oregon,

SUBJECT TO (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes, and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any of the above there may be.

(2) The terms and conditions in the aforementioned deed to the Oregon Eastern Railway Company by deed recorded in Book 24, page 50, and in Book 27, page 279, Deed Records of Klamath County, Oregon. (Affects the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 12 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 38 S., R. 8 E.W.M.)

(3) The terms and conditions in the agreement of road crossing on railroad as shown in instrument recorded April 13, 1922, in Book 58, page 468, Deed Records of Klamath County, Oregon. (Affects the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 S., R. 8 E.W.M.)

(4) Terms and conditions in the agreements recorded respectively on May 17, 1932, in Book 97, page 383, and on May 17, 1932, in Book 97, page 388, Deed Records of Klamath County, Oregon, between The Klamath Development Co., a corporation, and The California Oregon Power Company. (Affects S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 12, Township 38 S., R. 8 E.W.M.)

(5) The right of way, terms and conditions in agreement with The California Oregon Power Company for pole and wire lines over the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 S., R. 8 E.W.M., recorded June 3, 1944, in Book 165, page 519, Deed Records of Klamath County, Oregon.

(6) The right of way, terms and conditions in agreement with The California Oregon Power Company, for poles and wire lines, recorded December 22, 1944 in Book 171, page 477, Deed Records of Klamath County, Oregon. (Affects SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 S., R. 8 E.W.M.)

AND EXCEPTING THEREFROM that portion of the above-described property transferred by D. T. Matthews and Elsie P. Matthews, husband and wife, grantors, to James W. Kerns and Dorothy C. Kerns, husband and wife, grantees, pursuant to that certain Warranty Deed dated March 4, 1977, and recorded in Volume M77, Page 8619 of the Recorder's office for the County of Klamath, Oregon;

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by Duwaine Thomas Matthews and Elsie Pearl Matthews, grantors, to The Matthew's Family Limited, a limited partnership, grantee, pursuant to that certain Warranty Deed dated December 31, 1979, and recorded in Volume M79, Page 29905 of the Recorder's office for the County of Klamath, Oregon;

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by D. T. Matthews and Elsie P. Matthews, grantors, to William K. Tamplen and Cheryl D. Tamplen, grantees, pursuant to that certain Warranty Deed-Tenants By Entirety dated August 31, 1989, and recorded in Volume M89, Page 20672 of the Recorder's office for the County of Klamath, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Evan L. Delgado the 12th day
of Dec. A.D., 19 90 at 11:29 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 24601.

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mullendore