

31952

WARRANTY DEED

PAUL M. SHIELDS, Grantor conveys and warrants to JO D. RAMHORST and JOANNE E. RAMHORST Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1:

A tract of land in Government Lot 15, of Section 6, Township 35 South, Range 7 East of The Willamette Meridian, Klamath County, Oregon:

The North 80 feet of the South 330 feet of the following described tract of land: Beginning at the point where the North boundary of Lot 15 intersects the East shore of Klamath Lake; thence East 320 feet to the center of the Dalles-California Highway; thence South 14' West 416 feet along the center of said Dalles-California Highway; thence West 335 feet to the East shore of Klamath Lake; thence North and East along the shore of Klamath Lake to the place of beginning.
EXCEPTING THEREFROM the right of way of the Dalles-California Highway.

PARCEL 2:

A parcel of land situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the intersection of the Northerly line of Government Lot 15 of said Section 6 with the Westerly right of way line of the Old Dalles-California Highway (State Hwy. No. 427); thence South 00°13'00" West along said right of way line 166.00 feet to the point of beginning for this description; thence continuing South 00°13'00" West along said right of way line 80.00 feet; thence leaving said right of way line West, 286.67 feet to the mean high water line of Agency Lake; thence Northerly along said high water line to the intersection of said high water line with the Southerly line of that certain parcel of land described in Deed Volume M-69 at page 7675 of Klamath County Deed Records; thence East along said Southerly line 266.46 feet to the point of beginning.

PARCEL 3:

A parcel of land situated in Section 6 Township 35 South, Range 7 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the northerly line of Government Lot 15 of said Section 6 with the westerly

right-of-way line of the old Dalles-California Highway (State Highway No. 427); thence S00°13'00" W along said right-of-way line 246.00 feet to the point of beginning for this description; thence leaving said right-of-way line West, 286.67 feet to a point on the mean high water line of Agency Lake; thence southerly along said high water line to the intersection of said high water line with the northerly line of that certain parcel of land conveyed in Deed Volume M72 page 6589 of Klamath County Deed Records; thence leaving said high water line East along said northerly line 296.53 feet to a point on the westerly right-of-way line of said Dalles-California Highway; thence N 00°13'00" E along said right-of-way line 80.00 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Right of Way 70 feet wide, including the terms and provisions thereof, granted to Klamath County, Oregon, recorded March 12, 1921 in Volume 56, page 31, Deed Records of Klamath County, Oregon. (Affects Parcel 1).
4. Agreement granted California Oregon Power Company the right to raise and lower the level of Klamath Lake, recorded May 11, 1925 in Volume 65 at page 584, Deed Records of Klamath County, Oregon; Agreement granted California Oregon Power Company the right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake as set out in Land Status Report, recorded October 20, 1958 in Volume 305, page 67, all Deed Records of Klamath County, Oregon.
5. Agreement granted California Oregon Power Company the right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake as set out in Land Status Report recorded October 20, 1958 in Volume 305, page 67, Deed Records of Klamath County, Oregon.
6. Any existing easement visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 305, page 67, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$26,500.00.

WITNESS Grantor's hand this 20 day of June, 1978.


PAUL M. SHIELDS

13772

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared PAUL M. SHIELDS and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Uby
 Susan Kay Uby
 Notary Public for Oregon
 My commission expires 6/4/1981

NOTARY PUBLIC FOR OREGON
 My Commission Expires: _____

Unless a change is requested
 all tax statements shall be
 sent to the following address:

Carlo J. Lyon
PO Box 1493
K. Falls, Oregon
97601

AFTER RECORDING RETURN TO:

Mountain Title Co
Odessa 25138

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
 of July A.D., 19 91 at 2:16 o'clock P.M. and duly recorded in Vol. M91
 of Deeds on Page 13770

Evelyn Biehn - County Clerk

By *Dan M. Munk*

FEE \$38.00