

This Indenture Witnesseth, THAT EARL DENNIS KRAUSS and BARBARA JOAN KRAUSS, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto NELS C. CARLSON and ROMONA CARLSON,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 2" pipe marking the Northwest corner of Sec. 27, Twp. 35 S., R. 7 E.W.M.; thence South 0°38' East along the Section line a distance of 442.3 feet to the true point of beginning; thence North 89°59'31" East, 329.42 feet; thence South 0°39'49" East 330.25 feet; thence North 89°56'51" West 329.60 feet to a point on the West section line; thence North 0°38'00" West along the Section line 329.90 feet to the true point of beginning.

TOGETHER WITH an easement 40 feet in width for roadway purposes over and across the NW $\frac{1}{4}$ of Sec. 27, Twp. 35 S., R. 7, E.W.M. extending from the Southerly line of the above-described real property Southward along the West section line of said Sec. 27, to the South line of the NW $\frac{1}{4}$ of Sec. 27, Twp. 35 S., R. 7, E.W.M.

SUBJECT TO: Taxes for fiscal year 1982-83 which are now a lien but not yet payable; Rights of the public in and to any portion of the herein-described premises lying within the limits of streets, roads or highways; Reservations and restrictions and easements as contained in Land Status Report recorded in Vol. 305, page 412, Deed Records of Klamath County, Oregon; The effect of a timber deed, including the terms and provisions thereof, recorded Oct. 24, 1960 in Vol. 325 at page 17, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00
~~However, the actual consideration includes other property which is part of the consideration.~~
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 2nd day of July, 1982.

(SEAL) Earl Dennis Krauss (SEAL)
 (SEAL) Barbara Joan Krauss (SEAL)

STATE OF OREGON, County of Klamath) ss. July 1982.

Personally appeared the above named EARL DENNIS KRAUSS and BARBARA JOAN KRAUSS, husband and wife,

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

Before me:

Sandra Steller
 Notary Public for Oregon.
 My commission expires 7/13/85

After recording return to:

Nels C. & Romona Carlson

Star Rt 10 I

Chiloquin OR 97624

Until a change is requested, all tax statements shall be sent to the following name and address:

Nels C. & Romona Carlson

Star Rt 10 I

Chiloquin OR 97624

From the Office of
 WILLIAM L. SISEMORE
 First Federal Bldg.
 540 Main Street
 Klamath Falls, Oregon 97601

STATE OF OREGON,

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 _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk-Recorder

By _____

Deputy

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SUBJECT TO:

An easement, for ingress and egress, in the Southeast corner of the above described parcel being more particularly described as follows:

Beginning at a $\frac{1}{2}$ " rebar marking the Southeast corner of the above described parcel; thence North 89°56'51" West 30.00 feet; thence North 00°39'49" West 30.00 feet; thence South 89°56'51" East 30.00 feet; thence South 00°39'49" East 30.00 feet to the point of beginning.

TOGETHER WITH:

An easement, 30 feet in width, for ingress and egress, over and across a portion of Parcel 1 of Major Land Partition Tract No. 79-33, said easement being adjacent to the South and East boundary of said parcel 1.

TOGETHER WITH:

An easement, 40 feet in width, for ingress and egress, adjacent to the West side of the Northwest quarter of Section 27 from the South boundary of said Parcel 1, Southerly to the Public Road designated as U. S. Forest Service Road No. 9715.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day
of Oct. A.D., 19 91 at 3:23 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 20179.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullins