

K-4 3039

1 THIS INDENTURE WITNESSETH, that ELMER D. PALMER and HELEN J. PALMER, husband
2 and wife, hereinafter known as Grantors, for the consideration hereinafter
3 recited, have bargained and sold and by these presents do grant, bargain, sell
4 and convey unto FRANK H. TAYLOR and ROSE L. TAYLOR, husband and wife, GEORGE W.
5 TAYLOR and PATRICIA A. TAYLOR, husband and wife, and HAROLD L. TAYLOR, herein-
6 after known as Grantees, the following described premises, situated in Klamath
7 County, Oregon, to-wit:

8 PARCEL 1: The N $\frac{1}{2}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 35 South, Range 9
9 East of the Willamette Meridian.

10 That portion of the NE $\frac{1}{4}$ of Section 14, Township 35 South, Range 9 East
11 of the Willamette Meridian, lying Easterly of the thread of Sprague River.

12 SAVING AND EXCEPTING therefrom that portion which lies between Sprague
13 River and the Chiloquin-Sprague River Highway and Northerly of a line
14 described as beginning in the center of Chiloquin-Sprague River Highway
15 at a point that is 118 $\frac{1}{2}$ feet Northwesterly of the centerline of a cattle
16 guard; said cattle guard being near the East line of said Section 14, in
17 said road; thence extending South 70° West to the center of Sprague River.

18 PARCEL 2: The North 489.5 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the North 489.5 feet of
19 the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 13, Township 35 South, Range 9 East of the
20 Willamette Meridian, TOGETHER WITH a strip of land 60 feet in width de-
21 scribed as follows:

22 Beginning at a point 489.5 feet South of the Northwest corner of the
23 SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 35 South, Range 9 East of the Willamette
24 Meridian, thence East 60 feet parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$,
25 thence South parallel with the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the Northerly
26 boundary line of the Chiloquin-Sprague River Highway, thence Northwest-
27 erly along the said Northerly boundary line of the said Chiloquin-Sprague
28 River Highway to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, thence North to the point
29 of beginning.

30 SUBJECT TO: Rights of the public in and to any portion of the above de-
31 scribed property lying within the limits of roads and highways; Rights of
32 governmental bodies, if any, in and to that portion of the above described
property lying below high water mark of Sprague River; Reservations, in-
cluding the terms and provisions thereof, as set forth in Deed dated June
28, 1932, recorded October 3, 1932, in Deed Volume 99 at page 94 (Affects
Parcel 2); Easement and Right of Way as disclosed by a conveyance of
rights of ways from Ewauna Company, a corporation, to Weyerhaeuser Timber
Company, dated November 12, 1948, recorded March 7, 1949, in Book 229 at
page 217, Deed Records of Klamath County, Oregon, to-wit: "Railroad
right of way from Roy Gienger in NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 13, Township 35 South,
Range 9 East of the Willamette Meridian; Easement and right of way, in-
cluding the terms and provisions thereof, from Wm. M. Bray to United
States of America, dated April 7, 1939, recorded February 21, 1941, in
Book 135 at page 473, Deed Records of Klamath County, Oregon; Land Status
Report, including the terms and provisions thereof, recorded November 25,
1958 in Deed Volume 306 at page 666 (Affects Parcel 2); Easement Agree-
ment, including the terms and provisions thereof, between Leroy Gienger,
et ux, and Pacific Gas Transmission Co., dated and recorded March 11,
1960, in Deed Book 320, page 365, Records of Klamath County, Oregon;
(By an instrument recorded September 28, 1961, in Deed Book 332, page
620 and in Deed Book 333, page 364, recorded October 30, 1961, Pacific
Gas Transmission Company filed notice of location (Affects Parcel 1);

(Legal Description continued from reverse side) to the Northerly boundary line of the Chiloquin-Sprague River Highway, thence Northwesterly along the said Northerly boundary line of the said Chiloquin-Sprague River Highway to the West line of the SE 1/4 NW 1/4, thence North to the point of beginning.

(Exceptions continued from reverse side)

- + Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
- + Right-of-Way for Chiloquin-Sprague River Highway, including the terms and provisions thereof, given by David C. Skeen to Klamath County, Oregon, dated June 22, 1931, recorded July 13, 1931, in Deed Volume 95, page 569, records of Klamath County, Oregon.
- + Right-of-Way for railroad, including the terms and provisions thereof, given by Ewauna Box Company, a corporation, to Bly Logging Company & Weyerhaeuser Timber Co., a corporation, dated November 8, 1948, recorded March 7, 1949, in Deed Volume 229, page 217, records of Klamath County, Oregon.
- + Restrictions contained in Land Status Report recorded November 25, 1958, in Deed Volume 306, page 666, records of Klamath County, Oregon, as follows: "(a) Right-of-Way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, Assistant Secretary, Department of Interior, on April 27, 1932, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental Regulations thereunder. (b) The above-described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States to maintain, operate, or improve the same so long as needed or used for or by the United States. (Dept. Inst., January 13, 1916, 44 L. D. 513)"
- + Right-of-Way agreement for gas transmission line, including the terms and provisions thereof, given by Leroy A. Gienger and Nina M. Gienger, husband and wife, to Pacific Gas Transmission Company, a California corporation, dated March 11, 1960, recorded April 19, 1960, in Volume 320 of Deeds, page 365, records of Klamath County, Oregon. Notice of Location recorded October 30, 1961, in Deed Volume 333, page 364, records of Klamath County, Oregon.
- + Right-of-Way agreement for gas transmission line, including the terms and provisions thereof, given by LeRoy Gienger and Elvine Gienger, husband and wife, and John Dobranski and Dorothy Dobranski, husband and wife, to Pacific Gas Transmission Company, a California corporation, dated March 11, 1960, recorded May 23, 1960, in Deed Volume 321, page 345, records of Klamath County, Oregon. Notice of Location recorded September 28, 1961, in Deed volume 332, page 626, records of Klamath County, Oregon.
- + Grant of Right-of-Way for transmission line, including the terms and provisions thereof, given by Elmer D. Palmer and Helen J. Palmer, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated July 6, 1965, recorded October 27, 1965, in Deed Volume M65, page 3176, Microfilm records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day of Oct. A.D., 19 91 at 11:04 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 22841

FEE \$33.00

Evelyn Biehn, County Clerk
By Paula Mulder

STATE OF OREGON
County of Klamath
I, Evelyn Biehn, County Clerk, do hereby certify that the within instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 31st day of October, 1991, at 11:04 o'clock A.M., and the same is a true and correct copy of the original as the same appears from the records of said County Clerk.
Evelyn Biehn, County Clerk
By Paula Mulder

STATE OF OREGON
County of Klamath
I, Paula Mulder, County Clerk, do hereby certify that the within instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 31st day of October, 1991, at 11:04 o'clock A.M., and the same is a true and correct copy of the original as the same appears from the records of said County Clerk.
Paula Mulder, County Clerk
By Evelyn Biehn