

WARRANTY DEED

GORDON R. SELLARS and KAREN S. SELLARS, hereinafter referred to as "Grantor", convey and warrant unto DARYLE P. ZIERKE, hereinafter referred to as "Grantee", all that real property situated in Klamath County, State of Oregon and described as:

All that portion of Government Lot 28 in Section 3, Township 36 South, Range 7 East of the Willamette Meridian, lying West of the Southern Pacific Railroad right of way, Klamath County, Oregon

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances except:

1. Reservations and restrictions contained in Land Status Report, recorded December 16, 1958, in Deed Volume 307, Page 636, records of Klamath County, Oregon, as follows:

A. Right of Way to Southern Pacific Railway Company, approved by First Assistant Secretary of the Interior on February 4, 1914, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. 990), as amended by the Act of June 21, 1906 (34 Stat. 325,330), and Section 16 of the Act of June 25, 1910 (36 Stat. L., 855-859).

B. Right of Way to Oregon State Highway Commission, for Highway, approved by Assistant Secretary of the Interior, on April 13, 1938, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L., 1084).

C. The above-described property is subject to any 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, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States.

WARRANTY DEED

Page 1 Return to: S Taxes  
4501 Greenhill's Road  
Placerville, Ca95667

LAW OFFICES OF  
DAVIS, AINSWORTH, PINNOCK, DAVIS & GILSTRAP, P.C.  
815 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(503) 482-3111

2. Right of Way, including the terms and provisions thereof, given by Leroy Glenger and Elvine Glenger, husband and wife, to the California Oregon Power Company, dated October 29, 1959, and recorded November 6, 1959, in Deed Volume 317 on page 88, records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$18,000.00.

DATED this 22 day of June, 1983.

Gordon R. Sellars  
GORDON R. SELLARS

Karen S. Sellars  
KAREN S. SELLARS

STATE OF OREGON )  
COUNTY OF Klamath, 1983 )

Personally appeared the above-named GORDON R. SELLARS and KAREN S. SELLARS, husband and wife and acknowledged the foregoing instrument to be a voluntary act. Before me:

[Signature]  
Notary Public for Oregon  
My Commission Expires: 10-1-83

Mail Tax Statements to:

DARYLE P. ZIERKE  
4501 Greenhills Road  
Placerville, California 95667

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 6th day  
of July A.D., 19 93 at 3:50 o'clock P. M., and duly recorded in Vol. M93  
of \_\_\_\_\_ Deeds on Page 16222  
By Evelyn Biehn County Clerk

FEE \$35.00