

After recording send to:

Homer McAllister
HC 30 Box 115
Chiloquin, OR 97624

08-11-93A10:52 RCVD

NTC 23347A

Vol. 1993 Page 19912

66075

and that statement to:
No change

W A R R A N T Y D E E D

* * * * *

RAYMOND W. BERNHARDT and ERNA P. BERNHARDT, husband and wife,
Grantors convey and warrant to GALEN E. MIHM and LORETTA G.
MIHM, husband and wife, 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 portion of Government Lots 21 and 22, Section 6, Township 35
South Range 7 East of the Willamette Meridian, more particularly
described as follows:

Beginning at a 5/8 inch iron pin on the section line common to
Section 6 and 7, Township 35 South, Range 7 East of the Willamette
Meridian, and on the Westerly right of way line of State Highway
427, said iron pin bearing South 89 degrees 41' 17" West, 646.31
feet from the 1/4 section corner common to Sections 6 and 7,
Township 35 South, Range 7 East of the Willamette Meridian; thence
South 89 degrees 41' 17" West along said section line a distance
of 50.95 feet to the East shore of Agency Lake; thence with the
meanders of the East shore of Agency Lake as follows: North 3
degrees 06' West, 194.86 feet, North 16 degrees 36' West, 168.00
feet, North 15 degrees 41' West, 196.00 feet, North 11 degrees 20'
West, 210.00 feet to a 5/8 inch iron pin; thence leaving the
meanders of the East shore of Agency Lake, North 89 degrees 15'
East, 193.15 feet to a 5/8 inch iron pin on the Westerly right of
way line of State Highway 427; thence along the Westerly right of
way line of State Highway 427, as follows: South 0 degrees, 15'
30" West, 253.54 feet, South 1 degree 10' 00" East, 490.17 feet,
to the point of beginning.

PARCEL 2:

A portion of Government Lots 21 and 22, Section 6, Township 35
South, Range 7 East of the Willamette Meridian, more particularly
described as follows:

Beginning at a 3/4 inch iron pipe which bears South 89 degrees 41'
17" West, 30.00 feet from the 1/4 section corner common to Sections
6 and 7, Township 35 South, Range 7, East of the Willamette Meridian;
thence North 1 degree 40' 06" East parallel to the meridional
centerline of Section 6, a distance of 768.57 feet to a 5/8 inch
iron pin; thence South 89 degrees 43' 25" West, 587.44 feet to a
5/8 inch iron pin on the Easterly right of way line of State
Highway 427; thence along the Easterly right of way of State
Highway 427 as follows: South 0 degrees 15' 30" West, 273.22 feet,
South 1 degree 10' East, 490.32 feet to a 3/4 inch iron pipe on
the South boundary of Section 6; thence leaving the highway right
of way, North 89 degrees 41' 17" East, along the South boundary of
Section 6, a distance of 556.31 feet to the point of beginning.

SUBJECT TO:

WARRANTY DEED, PAGE ONE.

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the Federal Government, the State of Oregon, and the general public in that portion of the herein described property lying below the highwater line of Upper Klamath Lake.
3. Agreement, including the terms and provisions thereof, by and between Edwin G. Warner and Euphemia J. Warner, husband and wife, and The California Oregon Power Company, a California corporation, dated February 27, 1924, recorded February 29, 1924, in Volume 64, page 76, Deed records of Klamath County, Oregon. Said agreement is relative to lowering and/or raising the waters of Upper Klamath Lake.
4. Right of Way for transmission line, including the terms and provisions thereof, by and between Frank E. Hanson and Florence F. Hanson, his wife, and The California Oregon Power Company, a California corporation, dated August 4, 1939, recorded September 27, 1939, in Volume 124, page 511, Deed records of Klamath County, Oregon.
5. Right of way for power line, including the terms and provisions thereof, by and between F. E. Hanson and F. E. Hanson, as guardian of Florence F. Hanson, his wife, and The California Oregon Power Company, a California corporation, dated December 17, 1940, recorded January 31, 1941, in Volume 135, page 167, Deed Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, by and between Ray Hobbs and Alice Hobbs, husband and wife, grantors, and William E. Ray and Karen Ray, husband and wife, grantees, recorded May 17, 1967, in Volume M-67, page 3680, Deed records of Klamath County, Oregon.
7. Contract, including the terms and provisions thereof, by and between Ray O. Hobbs and Alice M. Hobbs, husband and wife, Seller and Raymond W. Bernhardt and Erna P. Bernhardt, husband and wife, Purchaser, dated January 1, 1977, recorded February 8, 1977, in Volume M-77, page 2274, Deed records of Klamath County, Oregon, which said Contract, Grantees do not agree to assume and pay.

The true and actual consideration paid for this conveyance is \$205,000.00.

WITNESS Grantors' hands this 26 day of June, 1980.


RAYMOND W. BERNHARDT


ERNA P. BERNHARDT

19944

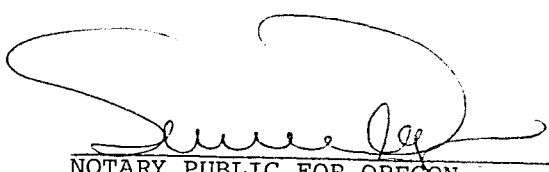
STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared RAYMOND W. BERNHARDT and ERNA P. BERNHARDT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:


NOTARY PUBLIC FOR OREGON

My Commission Expires: 8.5.83

Unless a change is requested all future tax statements shall be sent to:

Mr. and Mrs. Galen E. Mihm
Star Route Box 115
Chiloquin, Oregon 97624

AFTER RECORDING RETURN TO:

Mr. and Mrs. Galen E. Mihm
Star Route Box 115
Chiloquin, Oregon 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day of Aug. A.D. 19 93 at 10:52 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 19942.

FEE \$40.00

Evelyn Biehn, County Clerk

By 

WARRANTY DEED, PAGE THREE.