

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LOUIS TOFELL and ANNA M. TOFELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVE T. RAJNUS & CHARLOTTE RAJNUS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SE-1/4NE-1/4, and NE-1/4SE-1/4 of Section 12, Township 38 South, Range 11-1/2 East of the Willamette Meridian, and

Lots 2 and 3 (NW-1/4SW-1/4 and SW-1/4 NW-1/4) of Section 7, Township 38 South, Range 11 East of the Willamette Meridian,

LESS any portion thereof lying South-easterly of the State Highway in Klamath County, Oregon.

Less the following real property which sellers retain:

A parcel of land situated in the SW-1/4 Sec 7 T38S R11E W.M. Klamath County, Oregon.

More particularly described as thus: Beginning at the SW corner of Sec 7 T38S R11E W.M. Klamath County, Oregon. Thence N 00° 08'17" W 578.8 ft. to a point of intersection of West line of Sec 7 and the northwesterly right-of-way line of Oregon Highway 140. Thence along said northwesterly right-of-way to Highway 140 N 45°05'28" E a distance of 1,145.4 ft. to 1/2" rod which is the true point

Return original to:
Steve Rajnus
28100 Ritter Rd
Bonanza, OR 97622

of beginning. Thence N 00°08'17" W a distance of 484.3 ft. to 5/8" iron rebar. Thence N 89°51'43" E a distance of 354.0 ft. to 5/8" iron rebar. Thence S 00°18'17" E 134.1 ft. to 5/8" rebar and the intersection of north-westerly right-of-way to Highway 140. Thence S 45°05'28" W 501.2 ft. along northwesterly State Highway 140 to point of beginning.

This parcel containing 2.51 acres more or less.

SUBJECT TO:

1. Right-of-way agreement, including the terms and provisions thereof, between Louis Tofell and Anna M. Tofell, husband and wife, to Pacific Gas Transmission Company, dated February 2, 1960, recorded March 21, 1960, in Volume 310, page 577, Mortgage Records of Klamath County, Oregon.

As amended by Notice of Location Amending Description of Existing right-of-way, dated November 30, 1978, recorded January 17, 1979, in Volume M79, page 1354, Deed Records of Klamath County, Oregon.

TO HAVE and TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above and those apparent on the land, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$175,500.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25th day of September, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

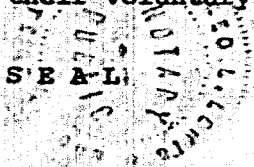
Louis Tofell
Louis Tofell

Anna M. Tofell
Anna M. Tofell

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

September 25, 1980.

Personally appeared the above named LOUIS TOFELL and ANNA M. TOFELL and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Mildred Lewis
Notary Public for Oregon
My Commission Expires: 7/19/82

Louis & Anna M. Tofell

Route 1, Box 762

Bonanza, Oregon 97623

Grantor's Name & Address

Steve T. & Charlotte Rajnus

Grantee's Name & Address

17983

After recording return to:

Name, Address, Zip

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

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for
record on the 8th day of June, 19 94, at 1:51
o'clock P M., and recorded in book/reel/volume No M94
on page 17980 or as document/fee/file/instrument/microfilm
No. 82433, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Name Title

By Dorlene Muldenore
Deputy

Fee \$45.00