

K-46729

WARRANTY DEED

Cyrus L. Smith and Nell E. Smith, Grantors, conveys and warrants to Mike L. Reynolds and Jena Reynolds Pike, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto.

Subject, however, to the exceptions shown on Exhibit "C", attached hereto.

The true and actual consideration paid for this conveyance is: \$257,000.00.

Dated this 24 day of June, 1994.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

In Witness Whereof, the grantors has executed this instrument this 24 day of June, 1994.

Cyrus L. Smith
CYRUS L. SMITH

Nell E. Smith
NELL E. SMITH

STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 24 day of June, 1994.

AFTER RECORDED RETURN TO:

MIKE L. REYNOLDS/JENA REYNOLDS PIKE

P.O. BOX 1722

KLAMATH FALLS, OR 97601

UNTIL A CHANGE SENT TAX STATEMENTS TO:

SAME

1 WARRANTY DEED

Genine Johnson
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9/28/94

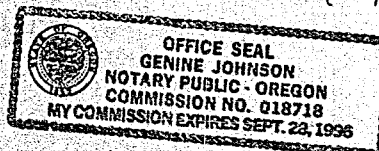


EXHIBIT "A"

19099

The following described real property situate in Klamath County, Oregon.

PARCEL 1:

Beginning at a point on the Southerly side of Front Street, said point described as being situate South 14°27' East 496.7 feet; thence South 58°41' East 374.3 feet; and thence South 39°31' East 147.5 feet from the Southeasterly corner of Lot 92 in Block 3, First Addition to Buena Vista Addition to the City of Klamath Falls, Oregon; thence from the point of beginning herein described, South 39°31' East, along the Southwesterly line of Front Street, 152.5 feet to a point; thence South 52°35' East, along the Southwesterly line of Front Street, 50 feet to a point; thence South 37°25' West to the shore of Upper Klamath Lake; thence Northwesterly along said shore of Upper Klamath Lake to a point which bears South 45°41' West from the point of beginning; thence North 45°41' East to the point of beginning; being a portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian. TAX LOT 1600

PARCEL 2:

Beginning at a point on the Southerly side of Front Street, Buena Vista Addition to The City of Klamath Falls, Oregon, said point being situate South 14°27' East 496.7 feet; thence South 58°41' East 374.3 feet; thence South 39°31' East 300.0 feet; and thence South 52°35' East 50.0 feet from the Southeasterly corner of Lot 92 Block 3, First Addition to Buena Vista Addition to the City of Klamath Falls, Oregon; thence from said point of beginning herein described, South 52°35' East, along the Southwesterly line of Front Street, 50.0 feet to a point; thence South 37°25' West 50 feet, more or less, to the shore of Upper Klamath Lake; thence Northwesterly along said shore of Upper Klamath Lake to a point which bears South 37°25' West from the point of beginning; thence North 37°25' East 65 feet, more or less to the point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian.

And

Beginning at a point on the Southerly line of Front Street which is 399.0 feet westerly along said southerly line from the west line of Lot 27, Block 41, Buena Vista Addition to the City of Klamath Falls, extended southerly; said beginning point also being the northwest corner of parcel described in that certain Easement Deed from Klamath Falls Land and Transportation Co., to J. T. Totton and H. E. Hansberry, recorded in Volume 21 page 195, Deed Records of Klamath County, Oregon; thence southerly along the westerly line of last mentioned parcel to the shoreline of Upper Klamath Lake; thence westerly along said shoreline to the southeasterly corner of parcel conveyed to Hugh B. Currin, et ux by Deed recorded December 30, 1958, in Volume 308 page 256, Deed Records of Klamath County, Oregon; thence along the southeasterly line of last mentioned parcel North 37°25' East a distance of 50.0 feet, more or less, to the southerly line of Front Street; thence South 52°35' East along said southerly line a distance of 60.0 feet to the point of beginning. TAX LOT 2200

1. Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Upper Klamath Lake or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
 2. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Upper Klamath Lake.
 3. Release for damages, as disclosed by deed from Klamath Canal Company to United States of America, dated April 23, 1906, recorded May 1, 1906, in Volume 20 page 83, Deed Records of Klamath County, Oregon.
 4. Release, including the terms and provisions thereof, given by Will W. Wood and Sallie W. Wood, to The California Oregon Power Company, and California-Oregon Power Company, recorded January 1, 1949, in Volume 228 page 217, Deed Records of Klamath County, Oregon, for regulation and control of the raising and/or lowering of the waters of Upper Klamath Lake.
 5. Release, including the terms and provisions thereof, given by Hugh B. Currin and Irene M. Currin, husband and wife, to The California Oregon Power Company, a corporation, and California-Power Company, a corporation, recorded December 30, 1958, in Volume 308 page 259, Deed Records of Klamath County, Oregon, for regulation and control of the raising and/or lowering of the waters of Upper Klamath Lake.
- Easements and reservations as reserved in Deed from PACIFICORP, dba Pacific Power & Light Company, to Cy Smith and Nellie E. Smith, husband and wife, dated July 24, 1984, recorded August 9, 1984, in Volume M84 page 13763, Deed Records of Klamath

EXHIBIT "C"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 17th day
of June A.D. 19 94 at 10:36 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 19098.

FEE \$40.00

Evelyn Biehn County Clerk

By Debra M. Miller