WARRANTY DEED (INDIVIDUAL)

89839

Vol 5mq4 Page 32525

ELMER JACOBS and JEANETTE JACOBS

_____, hereinafter called grantor, convey(s) to

_____ JACOB R. SIEGEL and ROSE E. SIEGEL, husband and wife _____
_____ all that real property situated in the County

of _____ Klamath _____, State of Oregon, described as:

The N½NE¼SW¼ Section 12, Township 37 South, Range 14 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
those contained in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $ 14,000.00 .*

Dated this _____ 15th _____ day of _____ June _____, 19 83 .

Elmer Jacobs
Jeanette Jacobs

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

_____ June _____, 19 83 personally appeared the above named
_____ Elmer Jacobs and Jeanette Jacobs _____ and acknowledged the foregoing
instrument to be _____ their _____ voluntary act and deed.

Before me:

Marlene P. Addington
Notary Public for Oregon
My commission expires: 3-22-85

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)	STATE OF OREGON,)
	) ss.
Elmer Jacobs	County of_____)
Jeanette Jacobs	I certify that the within instrument was received for record
TO	on the _____ day of _____, 19__.
Jacob R. Siegel	at _____ o'clock ___ M. and recorded in book _____
Rose E. Siegel	on page _____ Records of Deeds of said County.
After Recording Return to:	Witness my hand and seal of County affixed.
Jacob R. Siegel	
Rose E. Siegel	_____
1430 Maryland Ave.	Title
Myrtle Point, Or. 97458	
	By_____ Deputy

Form No. 0-960
(Previous Form No. TA 16)

EXHIBIT "A"

To: Warranty Deed   Elmer Jacobs and Jeanette Jacobs
to
Jacob R. Siegel and Rose E. Siegel

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Easement for Roadway, electric and telephone transmission lines, including the terms and provisions thereof, to Klamath County, recorded July 23, 1954 in Deed Volume 258 at page 218, records of Klamath County, Oregon. (Affects Section 1, 12 and 13, TWP 37 S., R 14 EWM. and Section 19 and 29, Twp 37 S., R 15 EWM.)

3. Forest Service Roadways across premises, 66 feet in width together with such additional width as required for adequate protection of cuts and fills, as disclosed by easement to Weyerhauser Company across such roads, recorded August 27, 1965 in M-65 at page 1223. (Affects Section 1, 12 and 13, Twp 37 S., R 14 EWM, and Section 19 and 29, Twp 37 S., R 15 EWM.)

4. An easement created in instrument, including the terms and provisions thereof:
DATED   : February 21, 1975
Recorded   : February 24, 1975   Book: M-75   Page 2212
In favor of   : Pacific Power & Light Company
Over   : E$\frac{1}{2}$SW$\frac{1}{4}$

5. Reservations, including the terms and provisions thereof, as disclosed by Agreement dated the 1st day of June, 1978, Recorded June 1, 1978 in Book M-78 at Page 11697, "Reserving an easement 30 feet along all boundaries and 60 feet in width along all existing roads and excepting therefrom all petroleum, oil, minerals, and products derived therefrom.

6. An easement created by instrument, including the terms and provisions thereof,
Dated   : May 27, 1980
Recorded   : June 13, 1980   Book: M-80   Page: 10904
In Favor of   : Pacific Power & Light Company
Over   : NE$\frac{1}{4}$SW$\frac{1}{4}$

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Jacob R. Siegel _____ the ___19th___ day
of ___Oct___ A D., 19 __94__ at __1:42__ o'clock __P.M., and duly recorded in Vol. __M94__,
of _____ Deeds _____ on Page __32525__.

Evelyn Biehn   County Clerk
FEE $35.00   By _Pauline Miller_