

96389

Vol. M95 Page 6221

05-20-95P03:55 RCVD
WARRANTY DEED

MTC34551

Unless a change is requested,
all tax statements shall be sent to
Grantee at the following address:

Robert J. Carlson, Jr., Trustee
P. O. Box 2444
Gig Harbor, WA 98335

After recording, this Deed shall be
delivered to:

Robert J. Carlson, Jr., Trustee
P. O. Box 2444
Gig Harbor, WA 98335

The true consideration for this transfer is \$362,730.00, allocated as follows: \$10,000.00 to Parcel 1; \$28,300.00 to Parcels 2 and 3; and \$324,430.00 to Parcel 6; completion of an I.R.C. Section 1031 Exchange.

This deed is being given from the Grantor directly to Grantee at the instruction and direction of American Exchange Services, Inc.

ROUND LAKE UTILITIES, INC., Grantor, conveys and warrants to ROBERT J. CARLSON, TRUSTEE OF THE FAUST TRUST, AS AMENDED, DATED JANUARY 1, 1982, Grantee, the following described real property, free of encumbrances, except as specifically set forth herein:

PARCEL 1

That portion of the S1/2 of the SE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast Section corner of Section 7; thence West along the South line of said Section, a distance of 540 feet to the point of beginning; thence North a distance of 150 feet; thence West a distance of 200 feet; thence South, a

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WARRANTY DEED

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Hurley Bryant Lovlien Lynch Jarvis & Re
ATTORNEYS AT LAW

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4331 Fax (503) 389-3386

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distance of 150 feet; thence East along the South line of said Section, a distance of 200 feet to the point of beginning.

PARCEL 2

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

The Northerly 3.14 feet of the following described property:

Commencing at the Northeast corner of the Southeast quarter of said Section 7; thence South 00 degrees 07' 28" East along the East line of said Section 7, 661.00 feet; thence leaving said East section line North 89 degrees 55' 26" West, 180.00 feet to the point of beginning for this description; thence continuing North 89 degrees 55' 26" West, 30.00 feet; thence South 00 degrees 02' 05" West, 369.38 feet; thence South 80 degrees 18' 57" East, 94.30 feet; thence South 47.62 feet; thence East, 71.40 feet; thence North 05 degrees 36' 02" East, 15.07 feet to a point hereinafter referred to as point "A"; thence continuing North 05 degrees 36' 02" East, 50.03 feet; thence North 80 degrees 18' 57" West, 142.73 feet; thence North 00 degrees 02' 05" East, 344.03 feet to the point of beginning.

PARCEL 3

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of said Section 7; thence South 00 degrees 07' 28" East along the East line of said Section 7, 661.00 feet; thence leaving said East Section line North 89 degrees 55' 26" West, 180.00 feet to the point of beginning for this description; thence continuing North 89 degrees 55' 26" West, 30.00 feet; thence South 00 degrees 02' 05" West, 369.38 feet; thence South 80 degrees 18' 57" East, 94.30 feet; thence South 47.62 feet; thence East, 71.40 feet; thence North 05 degrees 36' 02" East, 15.07 feet to a point hereinafter referred to as point "A"; thence continuing North 05 degrees 36' 02" East, 50.03 feet; thence North 80 degrees 18' 57" West, 142.73 feet; thence North 00 degrees 02' 05" East, 344.03 feet to the point of beginning. EXCEPTING THEREFROM the Northerly 3.14 feet.

TOGETHER WITH a parcel of land 20.00 feet in width lying 10.00 feet on either side of the following described centerline:

Beginning at point "A" as established in the above description; thence South 89 degrees 07' 21" East, 35.25 feet; thence South 00 degrees 07' 28" East parallel to but 10.00 feet Westerly of the East line of said Section 7, 250 feet, more or less, to the South line of the North half of the Southeast quarter of said Section 7 and the terminus of this description.

PARCEL 6

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said parcel from which the Southeast corner of the N1/2 of said Section 7 bears South 43 degrees 53' 53" East, 1866.65 feet; thence South 89 degrees 48' 22" West 820.00 feet; thence North 00 degrees 11' 38" West 810.00 feet; thence North 89 degrees 48' 22" East 820.00 feet; thence South 00 degrees 11' 38" East 810.00 feet to the point of beginning.

TOGETHER WITH a road easement for ingress and egress, 30.00 feet in width lying 15.0 feet on either side of the following described property centerline:

Beginning at a point on the South line of the North half of said Section 7 from which the Southeast corner of said N1/2 of Section 7 bears South 89 degrees 55' 26" East along said South line 1657.00 feet; thence North 00 degrees 04' 34" East, 111.55 feet; thence North 13 degrees 40' 47" East, 1114.75 feet; thence North 22 degrees 41' 59" East 160.48 feet to a point on the South line of the above described parcel from which the Southeast corner of the above described parcel bears North 89 degrees 48' 22" East, 37.00 feet.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Grant of Right of Way, subject to the terms and provisions thereof,
 Dated: August 26, 1953
 Recorded: September 3, 1953
 Volume: 262, page 641, Deed Records of Klamath County, Oregon
 In favor of: California Oregon Power Company
 (No exact location)

3. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: March 9, 1979
 Recorded: April 23, 1979
 Volume: M79, page 9104, Microfilm Records of Klamath County, Oregon
 In favor of: Pacific Northwest Bell Telephone Company
 For: Repeater station and associated equipment

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 16th day of March, 1995.

ROUND LAKE UTILITIES, INC.,
 an Oregon corporation

By Peter Robert Caine Pres.

Peter Robert Caine, President

STATE OF OREGON)
) ss.
 County of Deschutes:)

The foregoing instrument was acknowledged before me this 16 day of March, 1995, by PETER ROBERT CAINE, as President of ROUND LAKE UTILITIES, INC.



Linda Sinclair
 Notary Public for Oregon
 My Commission Expires: 12/21/96

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round2.0032283/kjk021595

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day of March A.D., 19 95 at 3:55 o'clock P M., and duly recorded in Vol. M95 on Page 6221 of Deeds

FEE \$45.00

By Bernetha G. Letson County Clerk