

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GWEN M. LEWIS who acquired title as GWEN M. LEWIS-KERSTETTER

in consideration of FIFTY SIX THOUSAND FIVE HUNDRED, Grantor  
to GORDON D. EGGLESTON and EDIE P. EGGLESTON, husband and wife paid by the Grantee herein, do hereby grant, bargain, sell and convey unto

Grantee is the following described real property, situate in the County of KLAMATH and State of Oregon, to wit:

A parcel of land situated in the E1/2 N1/2 N1/2 NW1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point, the East center 1/16 corner of section 16; thence along the East 1/16 Section Line, South 00 degrees 27' 19" West 325.30 feet to a point; thence South 88 degrees 20' 24" West 660.62 feet to a #5 plastic-capped steel rod; thence North 01 degrees 43' 05" East 322.46 feet to a point along the center quarter section line; thence along said center quarter line, North 88 degrees 02' 40" East 653.66 feet to the point of beginning. Bearings based on Minor Partition No. 81-125.

To Have and to Hold the granted premises unto the said Grantee is, their Heirs and Assigns forever. And the Grantor do covenant that she lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE ATTACHED

and that she will and her heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

Witness hand and seal this 22nd day of March, 19 95.

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

GWEN M. LEWIS (SEAL)

(SEAL)

(SEAL)

(SEAL)

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

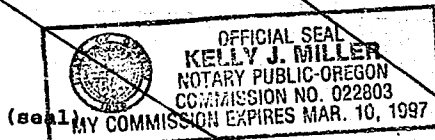
COUNTY OF DESCHUTES ss. March 22, 19 95

Personally appeared the above named GWEN M. LEWIS and acknowledged the foregoing instrument to be HER voluntary act.

Before me:

Notary Public for OREGON

My commission expires 03/10/97



ESCROW NO. SP 1412671  
UNLESS A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

GORDON D. EGGLESTON

Return to:

GORDON D. EGGLESTON

mtc

STATE OF OREGON

County of                      } ss.

I certify that the within instrument was received for record on                      at                      o'clock                     , and was recorded in Book                      Page                      Record of Deeds of said county.

Recorder of Conveyances

## WARRANTY DEED (EXCEPTIONS)

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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. Reservations as contained in deed subject to the terms and provisions thereof,;

Dated: July 6, 1907

Recorded: July 19, 1907

Volume: 23, page 15, Deed Records of Klamath County, Oregon

To wit:

Subject, however, to right of way for ditches, canals and reservoirs sites for irrigation purposes constructed or which may be constructed, by authority of the United States or otherwise, which right of way is hereby expressly reserved.

3. An easement 60 feet in width for ingress and egress for use in common with others, over, upon and across the westerly 30 feet of the E1/2 E1/2 and the Easterly 30 feet of the W1/2 E1/2 and the Northerly 60 feet of the NE1/4NE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as disclosed by Deed recorded June 9, 1964 in Volume 353, page 395, Deed Records of Klamath County, Oregon.

4. The effect of Road Dedications for Kurtz Road, recorded in Volume M81, page 13920 and page 13921, Microfilm Records of Klamath County, Oregon.

5. Agreement, subject to the terms and provisions thereof,

Dated: October 11, 1985.

Recorded: April 1, 1986

Volume: M86, page 5323, Microfilm Records of Klamath County, Oregon

Seller: Midstate Electric Cooperative, Inc.

Buyer: Earl and Juanita Berry

6. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

STATE OF OREGON,

County of Deschutes

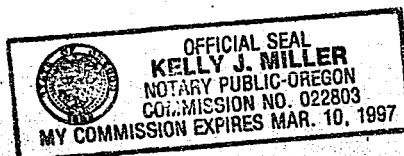
ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 24th day of March, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Gwen M. Lewis

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Kelly J. Miller  
Notary Public for Oregon.  
My Commission expires 03/10/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day of March A.D., 1995 at 11:22 o'clock A.M., and duly recorded in Vol. M95 of Deeds on Page 7142

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Supette Antez

March 27, 1995

#96936

NO RECORD