

KNOW ALL MEN BY THESE PRESENTS, That..... MONTE D. YOUNG and KARIN J. YOUNG,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST C. MEYER and NANCY A. MEYER, 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:

SEE REVERSE SIDE OF DEED FOR LEGAL DESCRIPTION

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$ to clear title to the whole or a part of the property described in the above described encumbrances (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 2nd day of May, 19 85; 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.

(If executed by a corporation,
affix corporate seal)

MONTE D. YOUNG

KAREN J. YOUNG

STATE OF OREGON, County of _____

STATE OF OREGON,)

County of Alameda, State of California) ss.
May 22, 1985

Personally appeared the above named
MONTE D. YOUNG and KARIN J. YOUNG

and acknowledged the foregoing instru-
ment to be their voluntary act and deed

(OFFICIAL SEAL) *Believe me: Kristi L. Kedd*

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

Monte D. Young and Karin J. Young

GRANTOR'S NAME AND ADDRESS

Ernest C. Meyer and Nancy A. Meyer

GRANTEE'S NAME AND ADDRESS

After regarding return to

Returning return to:
Jeffrey Dean Oates
295108 Modoc Point Rd
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Same - no change

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of }

~~I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as tile/reel number _____, Record of Deeds of said county.~~

Witness my hand and seal of
County affixed.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY, INC.

- continued from the reverse side of this deed -

LEGAL DESCRIPTION:

A parcel of land situated in the N 1/2 N 1/2 SW 1/4 of Section 36, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of the SW 1/4 of said Section 36, said point being South 89°55'37" East 1315.21 feet from the W 1/4 corner of said Section 36; said point being the true point of beginning thence from said true point of beginning South 00°03'13" West 663.26 to a point on the South line of said N 1/2 N 1/2 SW 1/4 of said Section 36; thence South 89°56'47" East 349.12 feet to the center line of that 60 foot easement as described in Deed Volume M76, page 9837, Microfilm Records of Klamath County; thence North 39°40'10" East along said centerline 860.60 feet to a point on the North line of the SW 1/4 of said Section 36; thence along said line North 89°55'37" West 936.81 feet to the true point of beginning.

Bearing and distances are based on Major Land Partition 40-83 filed December 20, 1983, in the office of the County Recorder in Klamath County, State of Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll discloses that the premises herein described have been disqualified Farm Use Land. Additional tax has been levied.
2. Right of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. An easement created by instrument, including the terms and provisions thereof,
Dated: May 7, 1976
Recorded: June 18, 1976
Volume: M76, page 9054, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution lines
4. An easement created by instrument, including the terms and provisions thereof,
Dated: June 25, 1976
Recorded: June 29, 1976
Volume: M76, page 9837, Microfilm Records of Klamath County, Oregon
In favor of: Henry & Gerald Wolff Ranch, Inc.
For: Roadway and highway purposes
Affects: Eastern 30 feet
5. An easement created by instrument, including the terms and provisions thereof,
Dated: April 30, 1981
Recorded: May 5, 1981
Volume: M81, page 8032, Microfilm Records of Klamath County, Oregon
In favor of: Russell Palmer
For: Ingress and Egress
Affects: Southern 3 feet
6. An easement created by instrument, including the terms and provisions thereof,
Dated: December 9, 1983
Recorded: December 19, 1983
Volume: M83, page 21531, Microfilm Records of Klamath County, Oregon
For: Road easement for vehicles and public utility access
Affects: Southern 30 feet
7. There appears to be a fence encroachment on the Northerly side and Southern side of premises herein described and evidenced by Major Land Partition 40-83 filed December 20, 1983.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 4th day
of March A.D., 19 96 at 11:55 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 5893

Bernetha G. Letsch, County Clerk

FEE \$35.00

By [Signature]