

WARRANTY DEED

ERNEST C. MEYER and NANCY A. MEYER, husband and wife, Grantor, convey and warrant to JEFFREY DEAN OATES, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

"A parcel of land situated in the N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 36, said point being South 89°55'37" East 1315.21 feet from the W $\frac{1}{4}$ 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 $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ 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 center line 860.60 feet to a point on the North line of the SW $\frac{1}{4}$ 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) Contract and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) 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.
- 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 and Gerald Wolff Ranch, Inc.
For : Roadway and Highway purposes
Affects : Eastern 30 feet
- 5) An easement created by instrument, including the terms and provision 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

// After recording return to: Jeffrey Dean Oates
// 27210 Modoc Pt Rd.
// Chiloquin, OR 97624
//

3) 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

4) Any claims or causes of action arising as the result of the apparent encroachment of a fenceline or fencing on the northerly side and southerly side of the within described real property, as evidenced by notation thereof on Major Land Partition 40-83 filed December 20, 1983.

The true consideration for this conveyance is \$20,000.00.

DATED THIS 10th day of May, 1985.

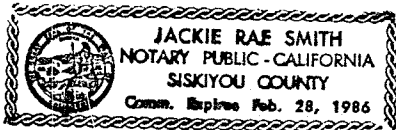
X Ernest C. Meyer
 ERNEST C. MEYER, Grantor

X Nancy A. Meyer
 NANCY A. MEYER, Grantor

California
 STATE OF OREGON)
 County of Klamath) ss.

Deed
 Personally appeared the above named ERNEST C. MEYER and NANCY A. MEYER and acknowledged the foregoing instrument to be their voluntary act and deed.

DATED before me this 10th day of May, 1985.



Jackie Rae Smith
 NOTARY PUBLIC FOR OREGON California
 My Commission Expires: Feb 28, 1986

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mounatin 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 5895.

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By C. G. Russell