

MTC 38074-DS

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, formerly known as PC / UP&L MERGING CORPORATION (Grantor), conveys to **JOAN GRAHAM, TRUSTEE OF THE GRAHAM LOVING TRUST**, the following described real property:

Beginning at the Southeast corner of Lot 92 in Block 3 of FIRST ADDITION TO BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, thence South 14 degrees, 27 minutes East, along the Westerly line of Front Street a distance of 496.7 feet to a point; thence continuing along the southwesterly line of Front Street South 58 degrees 41' East a distance of 63.4 feet to the most Northerly corner of tract conveyed to Klamath Falls Lodge #1274, B.P.O.E. By Deed Volume 200, page 9, Deed Records of Klamath County, Oregon; thence South 31 degrees 19' West to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to the Southwest corner of Lot 92, Block 3, FIRST ADDITION TO BUENA VISTA; thence North 75 degrees 33' East along the southerly line of said Lot 92, a distance of 135 feet, more or less to the point of beginning.

LESS AND EXCEPTING THEREFROM:

Beginning at the Southeast corner of Lot 92 in Block 3 of FIRST ADDITION TO BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence South 14 degrees, 27 minutes East, four hundred forty five and seven tenths (445.7) feet to the Northeast corner of property deeded to Mrs. H.C. Telford and Ray A. Telford on November 15, 1917; thence South 45 degrees, 41 minutes West, one hundred eighty five (185) feet, more or less, to shore line of Upper Klamath Lake; thence Northerly along said shore line to the Southwest corner of Lot 92, Block 3, thence North 75 degrees, 33 minutes East, one hundred thirty five (135) feet to place of beginning.

RESERVING UNTO THE GRANTOR:

The perpetual right, privilege and easement at any time, or from time to time, to flood or overflow any or all of the above described property by waters from Upper Klamath Lake, or any other waters, to the extent that such flooding and overflowing may be caused by or result from the raising of the level of said waters of Upper Klamath Lake, and further reserves the perpetual right, privilege and easement, at any time, or from time to time, to withdraw or cause to be withdrawn the waters of Upper Klamath Lake, or other waters, from said property or from contact therewith.

17806

The true and actual consideration for this conveyance is \$10,000.

Until a change is requested, all tax statements are to be sent to the following

address:

Joan Graham
1237 Front Street
Klamath Falls, OR 97601

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.

DATED this 6TH day of JUNE, 1996.

PACIFICORP

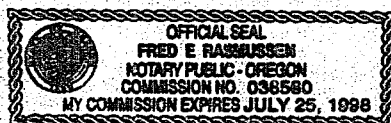
Mike Rippet
Vice President

STATE OF OREGON

County of Multnomah

} ss.

The foregoing instrument was acknowledged before me this 6TH day of JUNE, 1996, by MIKE RIPPET, Vice President of PACIFICORP, an Oregon corporation, on behalf of the corporation.



Fred E. Rasmussen
Notary Public for OREGON

My commission expires: 7/25/98

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 14th day of June A.D., 19 96
at 11:19 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 17805
Bernetha G. Leach County Clerk

By Heather Munday Deputy.

Fee, \$35.00