

## - WARRANTY DEED -

CECIL E. ELLIOTT, Grantor, conveys to CLIFFORD CHESLEY RABE and MARY ANN RABE, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

PARCEL 1

The NE 1/4 of Section 36, Township 35 South, Range 9 E.W.M., lying Southerly and Westerly of the center thread of main channel of Sprague River as it exists March 20, 1976. Said main channel qualified as running nearest the North line of Section 36, Township 35 South, Range 10 E.W.M.

PARCEL 2

The SE 1/4 of Section 36, Township 35 South, Range 9 E.W.M.

PARCEL 3

The E 1/2 NE 1/4 of Section 1, Township 36 South, Range 9 E.W.M.

PARCEL 4

Government Lots 1, 2, 3 and 4 in Section 21, Township 35 South, Range 10 E.W.M., lying Southerly and Westerly of center thread of the main channel of the Sprague River as it exists March 20, 1976. The said center thread of main channel of Sprague River qualified as running nearest the Easterly line of said Section 31, Township 35 South, Range 10 E.W.M.

PARCEL 5

That portion of the SE 1/4 NW 1/4 if any and SE 1/4 SW 1/4 lying Southerly and Westerly of the Main channel of the center thread of Sprague River as it exists March 20, 1976, in said Section 31, Township 35 South, Range 10 E.W.M.,

TOGETHER WITH an easement for ingress and egress over the South 20 feet of Section 30, and the South 20 feet of SE 1/4 of Section 25 and the West 20 feet of N 1/2 NE 1/4 Section 36, lying North-erly of the center of said Sprague River, for the use and benefit of all of the above-described property.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways, including service roads as exist on subject property; to Rights of the public and of Governmental bodies in and to that portion of the said property lying below the ordinary high waterline of Sprague River; to Terms and provisions as set forth in Land Status Report recorded in Book 306, page 493, Book 308, page 463, and Book 306, page 600, Klamath County, Oregon Deed Records; to Easement for gas line purposes created by instrument recorded March 21, 1960 in Book 319 at page 569, Klamath County, Oregon Deed Records, in favor of Pacific Gas Transmission Company, and a notice of location thereof, recorded in Book 332, page 346, Deed Records of Klamath County, Oregon; and to any other easements and rights of way of record or apparent on the land,

and covenants that grantor is the owner of the above-described property, free of all encumbrances, except as above set forth, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

**WILLIAM P. BRANDSNESS**  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

The true and actual consideration for this transfer is One Hundred Thirty-Three Thousand Dollars ( \$133,000.00 ).

DATED this 15th day of May, 1976.

Cecil E. Elliott

STATE OF OREGON

County of Klamath

} SS May 15, 1976

Personally appeared the above-named CECIL E. ELLIOTT, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Delora J. Hagen  
Notary Public for Oregon

My Commission expires: 2-7-80

UNTIL A CHANGE IS REQUESTED,  
all tax statements shall be  
mailed to the following  
address:

\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Return: Clifford Rabe  
P.O. Box 84  
Sprague River, Or. 97639

Filed for record at request of Clifford Rabe the 12th day  
of November A.D., 19 96 at 3:30 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 35541

FEE \$35.00  
1.00 copy

Bernetha G. Letsch County Clerk  
By Kathleen Rose

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601