

42446

After Recording Return To:
Ratliff & Whitney-Smith
Attn: KH
228 N. 7th Street
Klamath Falls OR 97601

Vol. 1797 Page 24777

Send Tax Statements To:
Michael Ratliff, Successor
Trustee
Tillie L. Goold Trust
228 N. 7th Street
Klamath Falls OR 97601

WARRANTY DEED

Cecil E. Elliott, Grantor, conveys and warrants
to J. Vernon Goold and Tillie L. Goold, husband and wife,
Grantees, the following described real property situated in
Klamath County, State of Oregon, as tenants by the entirety,
free of encumbrances, except as specifically set forth herein:

PARCEL 1

The S 1/2 SE 1/4 Section 25, Township 35
South, Range 9 East of the Willamette
Meridian.

PARCEL 2

The NE 1/4 of Section 36, Township 35 South,
Range 9 East of the Willamette Meridian,
lying Northerly 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 East of the Willamette
Meridian.

PARCEL 3

The S 1/2 S 1/2 of Section 30, Township 35 South
Range 10 East of the Willamette Meridian.

PARCEL 4

The N 1/2 N 1/2 NE 1/4, the N 1/2 S 1/2 N 1/2
NE 1/4, the NE 1/4 NW 1/4, the N 1/2 N 1/2
SE 1/4 NW 1/4 of Section 31, Township 35
South, Range 10 East of the Willamette Meridian.

PARCEL 5

Government Lots 1 and 2 lying Northerly and

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Easterly of center thread of the main channel of the Sprague River as it exists March 20, 1976 in Section 31, Township 35 South, Range 10 East of the Willamette Meridian. 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 East of the Willamette Meridian.

SUBJECT TO:

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. Right of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.

3. Reservations, including the terms and provisions thereof, as set forth in Land Status Report recorded February 3, 1949 in Book 309 at page 336, Deed Records of Klamath County, Oregon, to-wit:

"Subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."

(Affects S 1/2 SE 1/4 of Section 25, Township 35 South, Range 9 East of the Willamette Meridian.)

4. Terms and provisions as set forth in Land Status Report, recorded in Book 308 at page 539, and Book 308 at page 463 and Book 318 at page 504, Deed Records of Klamath County, Oregon.

5. Easement, including the terms and provisions thereof, to Pacific Gas Transmission Co., a corporation, said easement is not of record but is disclosed by Subordination agreement dated April 13, 1960, recorded May 23, 1960 in Mortgage Volume 196 at page 234. (Affects SE 1/4 SW 1/4 of Section 30, Township 35 South, Range 10 East of the Willamette Meridian.)

6. Easement for gas line purposes created by instrument, including the terms and provisions thereof, dated February 15, 1960, recorded March 21, 1960 in Book 319 at page 569, Deed Records of Klamath County, Oregon, 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. (Affects NW 1/4 of Section 31, Township 35 South, Range 10 East of the Willamette Meridian.)

7. Easement for electric transmission lines created by instrument, including the terms and provisions thereof, dated June 20, 1966, recorded July 1, 1966 in Volume M66, page 6692, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power and Light Company. (Affects SW 1/4 of Section 30, Township 35 South, Range 10 East of the Willamette Meridian.)

8. Easement for electric transmission lines created by instrument, including the terms and provisions thereof, dated July 5, 1966, recorded July 21, 1966 in Volume M66, page 7434, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power and Light Company. (Affects NE 1/4 of

Section 31, Township 35 South, Range 10 East of the Willamette Meridian.)

9. An easement created by instrument, including the terms and provisions thereof,

Dated: May 15, 1976.
Recorded: May 19, 1976 in Volume M76, page 7482, Microfilm Records of Klamath County, Oregon.
In favor of: Adjacent property owners.
For: Ingress and egress over the South 20 feet Section 30, Township 35 South, Range 10 East of the Willamette Meridian, South 20 feet of SE 1/4 Section 25, Township 35 South, Range 9 East of the Willamette Meridian and the West 20 feet of N 1/2 NE 1/4 Section 36, Township 35 South, Range 9 East of the Willamette Meridian.

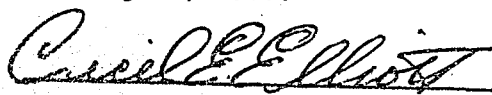
10. An easement for ingress and egress to adjoining property, South 20 feet of the SE 1/4 of Section 25 and the West 20 feet of the N 1/2 NE 1/4 of Section 36, lying Northerly of the Center of Sprague River, Township 35 South, Range 9 East of the Willamette Meridian, as disclosed by instrument, including the terms and provisions thereof, recorded May 19, 1976 in Volume M76, page 7482, Microfilm Records of Klamath County, Oregon. (Affects Parcel 1 & 2.)

11. Standard title insurance exceptions.

The true and actual consideration for this conveyance is \$160,000.00.

Until a change is requested, all tax statements shall be sent to the following address: J. Vernon Goold and Tillie L. Goold, Star Route 2, Chiloquin, Oregon 97624.

DATED this 26 day of August, 1977.


Cecil E. Elliott, Grantor

STATE OF OREGON)
) ss. Aug 26, 1977.
County of Klamath)

Personally appeared the above-named Cecil E. Elliott
and acknowledged the foregoing instrument to be his voluntary
act and deed.

BEFORE ME:

Barbara J. Parker
Notary Public for Oregon
My Commission expires: 12-3-77

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ratliff & Whitney-Smith the 31st day
of July A.D., 19 97 at 3:18 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 24777

FEE \$50.00

By Bernetha G. Letsch County Clerk
Kathleen K. Burt