

After recording, return to David P.A. Seulean, Attorney at Law, P. O. Box 4278, 916 West 10th St., Medford, OR 97501; tax statements should be sent to Edgar Blodgett 707 Del Fatti Lane, Klamath Falls, OR 97603.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. The purpose of this Deed is to transfer all interest in all property herein described to the Edgar J. Blodgett Revocable Living Trust, dated October 29, 1991.

WARRANTY DEED

97 AUG 22 P2:02
KNOW ALL MEN BY THESE PRESENTS, that Edgar J. Blodgett, individually and/or as Trustee of the EDGAR J. BLODGETT LIVING TRUST, hereinafter called the Grantor, for the consideration hereinafter stated to Grantor paid by Edgar J. Blodgett, as Trustee for the Edgar J. Blodgett Revocable Living Trust under agreement dated October 29, 1991, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 1:

That portion of Lot 2, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, lying North and East of State Highway 427 and West of the Williamson River in Klamath County, Oregon.

Property I.D. R250007; Map Tax Lot R-3507-03000-00100-000; Tax Lot No. 100; Code Area 118; commonly known as: Modoc Point Hwy./Williamson River property.

Parcel 2:

The SE 1/4 NW 1/4, That portion of the N 1/2 NW 1/4, NW 1/4 NE 1/4, and SW 1/4 NE 1/4 lying South of Highway 140 all in Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath Falls, State of Oregon.

SUBJECT TO: (1) The rights of the public in and to that portion of the above described property lying within the limits of roads and highways.

(2) An easement created by instrument, including the terms and provisions thereof, recorded August 31, 1931 in Book 96 at page 70, Deed Records, in favor of Pacific Telephone and Telegraph for electrical transmission lines. (Affects NW 1/4 NE 1/4, SW 1/4 NE 1/4)

(3) Limited access in deed to State of Oregon by and through its State Highway Commission recorded January 10, 1969 in M69, page 302, which proved that no right or easement or right of access to, from or across the State Highway other than expressly therein proved for shall attached to the abutting property.

(4) Agreement, including the terms and provisions thereof, recorded December 18, 1967 in Book M67 at page 9824, Microfilm Records, between Donald D. McGhehey and Grace G. McGhehey, husband and wife, and Pacific Power and Light Company, a corporation.

Property I.D. No. R492318; Area Map No. R-3908-00100-00500-000; Tax Lot No. 500; Code Area 007; commonly known as: Hwy. 140; Klamath Falls, OR 97603.

Property I.D. No. R492381; Area Map No. R-3908-00100-00200-000; Tax Lot No. 200; Code Area 007; commonly known as: Hwy. 140; Klamath Falls, OR 97603.

Any parcels of real property which Grantor acquired with Evangeline F. Blodgett were acquired as Husband and Wife and as Tenants by the Entirety and held as the same. Grantor remained married to Evangeline F. Blodgett until her death on February 12, 1990, on which date Grantor became the sole owner as Surviving Tenant By the Entirety.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except conditions, restrictions, easements, rights of way, covenants and encumbrances of record or apparent on the ground, 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 \$0.00. The purpose of this Deed is to transfer all interest in all property herein described to the Edgar J. Blodgett Revocable Living Trust, dated October 29, 1991.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of August, 1997.

GRANTOR:

Edgar J. Blodgett
Edgar J. Blodgett, as Trustee of the Edgar J. Blodgett Living Trust

STATE OF OREGON }

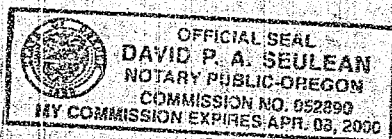
} ss.

County of Jackson }

August 18, 1997

Personally appeared the above-named Edgar J. Blodgett, as Trustee of the Edgar J. Blodgett Living Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



David P. A. Seulean

Notary Public for Oregon

My commission expires: 4-8-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David P. A. Seulean the 22nd day
of August A.D. 19 97 at 2:02 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 27591

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross