

AFTER RECORDING RETURN TO: Al & June Pitts
250 Evergreen Dr.
Prospect, OR 97536

'98 SEP -2 AM 1:35

Vol. 198 Page 32361

MTC 48486-LW

WARRANTY DEED

TAX STATEMENTS: same no change

(Statutory Form)

MAXINE E. RAY, Grantor, conveys and warrants to AL FITTS and JUNE FITTS, husband and wife, Grantees, the following described real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth below:

A tract of land situated in Lot 21, Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at the Southeast corner of Lot 21; thence North along the East line of said lot a distance of 400 feet to an iron pin; thence West a distance of 301 feet to an iron pin on the Easterly boundary of the Dalles-California Highway; thence Southeast along the Easterly boundary a distance of 415.9 feet to an iron pin on the south line of said Lot; thence Easterly along the south line of said Lot a distance of 219 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all subsurface rights, except water, reserved by Deed recorded in Volume 288, page 50, Deed Records of Klamath County, Oregon.

SUBJECT TO contracts 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.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

ALSO SUBJECT TO reservations and restrictions as contained in Deed to Restricted Indian Land recorded in volume 288, page 50, Deed Records of Klamath County, Oregon, to-wit:

"This conveyance is made pursuant to the provisions of the Act of March 1, 1907, (34 Stat. 1018; 25 U.S.C. 405) and the Act of May 27, 1907, (32 Stat. 275; 25 U.S.C. 379). There is reserved from the lands hereby granted (1) Right of Way to the Southern Pacific Railroad Company for a railroad, approved by the First Assistant Secretary of the Interior on February 4, 1914, pursuant to the provisions of the Act of March 2, 1899, (30 Stat. L. 990) as amended by the Act of June 21, 1906 (34 Stat. 325, 330) and Section 16 of the Act of June 25, 1910 (36 Stat. L. 855, 859); (2) Right of Way for the Dalles-California Highway No. 97, approved April 13, 1938 by the Assistant Secretary of Interior, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1084) and Departmental regulations thereunder. Title to the above described property is conveyed 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. All subsurface rights, except water are hereby reserved in trust, to the grantors, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720)."

ALSO SUBJECT TO grant of Right of Way, subject to the terms and provisions thereof,

Dated: October 19, 1959
 Recorded: November 6, 1959
 Volume: 317, page 90, Deed Records of Klamath County, Oregon
 In Favor of: The California Oregon Power Company,
 For: a California corporation
 Transmission and distribution of electricity

ALSO SUBJECT TO grant of Right of Way, subject to the terms and provisions thereof,

Dated: November 4, 1959
 Recorded: November 6, 1959
 Volume: 317, Page 92, Deed Records of Klamath County, Oregon
 In Favor of: The California Oregon Power Company,
 For: a California corporation
 Transmission and distribution of electricity

ALSO SUBJECT TO Right of Way Easement, subject to the terms and provisions thereof,

Dated: April 10, 1968
 Recorded: April 12, 1968
 Volume: M68, page 2885, Microfilm Records of Klamath County, Oregon
 In Favor of: Pacific Power & Light Company
 For: Anchor and guy

ALSO SUBEJCT TO conveyance of Access Rights, subject to the terms and provisions thereof,

Dated: May 11, 1987
 Recorded: June 25, 1987
 Volume: M87, page 11099, Microfilm Records of Klamath County, Oregon
 From: Maxine E. Ray
 To: State of Oregon, by and through its Department of Transportation, Highway Division

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is TWENTY THOUSAND AND NO/100THS DOLLARS (\$20,000.00).

DATED this 3 day of March, 1988.

X Maxine E. Ray
 Maxine E. Ray

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 3 day of March, 1988, by Maxine E. Ray.



William K. Kalita
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/25/88.

GRANTORS NAME AND ADDRESS:

Maxine E. Ray
P. O. Box 524
Chiloquin OR 97624

GRANTEES NAME AND ADDRESS:

Al Fitts and June Fitts

AFTER RECORDING, RETURN TO:

Until a Change is Requested,
Tax Statements Should be Sent
To:

Al Fitts and June Fitts

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of September, 19 98, at 11:35 o'clock A.M., and recorded in Book M98 on Page 32381 or as File Reel Number 65620, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

By: Kathleen Ross
Deputy

Fee: \$30.00