

AFTER RECORDING RETURN TO:

Mike Ratliff
Ratliff & Whitney-Smith
905 Main Street, Ste 200
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Robert N. Jones
P. O. Box 492
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS:

Robert N. Jones
P. O. Box 492
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Lois E. Gray
5025 Villa Drive
Klamath Falls, OR 97603

Robert L. Jones and Myrle V. Jones, Trustees
Jones Family Trust U.A.D. April 5, 1991
630 Vipond Drive
Crescent City, CA 95531

MTC 45379-Mg
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT N. JONES and ROBERT L. JONES and MYRLE V. JONES, TRUSTEES OF THE JONES FAMILY TRUST U.A.D. APRIL 5, 1991, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOIS E. GRAY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An easement for purposes of ingress and egress over and across that certain road as is currently established and which is located on real property owned by the grantor and described as follows, to-wit:

Lots 1, 2 and 3, Section 17, T40S, R9E, W.M., less the following:

A parcel of land situated in Government Lots 2 and 3, Section 17, T40S, R9E, W.M., more particularly described as follows:

Beginning at a one-half inch iron pin marking the Southeast corner of said Government Lot 3, thence from said point of beginning North 89 degrees 50'09" West along the South line of said Government Lot 3, 530.75 feet to a point on the West line of said Government Lot 3, thence Northwesterly along the Westerly lines of said Government Lots 3 and 2 the following three bearings and distances; North 15 degrees 33'51" West 158.00 feet, North 00 degrees 37'20" West 860.08 feet; thence North 35 degrees 40'37" West, 673.82 feet, thence South 89 degrees 50'09" East 955.84 feet to a one-half inch iron pin on the East line of said Government Lot 2, thence South 00 degrees 43'19" East along the Easterly lines of said Government Lots 2 and 3, 1558.50 feet to the point of beginning.

The easement described herein is to and shall run with the land, and shall be for the benefit and use of LOIS E. GRAY, her heirs and assigns, and shall be appurtenant to and run with the following-described land, to-wit:

PARCEL 1A:

The NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, less the following described portion thereof, to-wit:

Commencing at the Northeasterly corner of NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8, and running South along the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 600 feet; thence Northwesterly in a straight line to a point on the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ which point is 720 feet West of the point of beginning; thence East along said line to the point of beginning; ALSO Lot 2, and the portions of NE $\frac{1}{4}$ SW $\frac{1}{4}$; Lot 1, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8 lying Southwesterly, Southerly and Southeasterly

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of the following described line, to-wit: Commencing at a point on the North line of said Lot 1, which point lies Westerly 495 feet from the Northeast corner of said Lot 1 and running thence Southeasterly to a point which is Westerly 165 feet from a point on the East line of said Lot, which last point is 580 feet South of said Northeast corner of said Lot 1; thence Easterly a distance of 430 feet to a point which is 265 feet Easterly of said point 580 feet South of the Northeast corner of said Lot 1; and thence Northeasterly in a straight line to a point on the East line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8, which point is 840 feet North of the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8;

All of the foregoing land lying in Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND ALSO that portion of Government Lot 4, Section 7, Township 40 South, Range 9 East of the Willamette Meridian, lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7.

AND ALSO the E $\frac{1}{2}$ NW $\frac{1}{4}$ and Government Lot 4, Section 17, Township 40 South, Range 9 East of the Willamette Meridian.

PARCEL 1B:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon

PARCEL 2:

The W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 16, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 9, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances, and that grantor will warrant and forever defend the 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-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; being conveyance by grantee to grantor Robert N. Jones of and undivided one-half interest in and to that certain real property first hereinabove described and as fully set out in the Warranty Deed from grantee to grantor Robert N. Jones recorded contemporaneously herewith.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of ~~September~~ OCTOBER, 1998; if a corporate grantor, it has caused
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its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

JONES FAMILY TRUST U.A.D.
APRIL 5, 1991

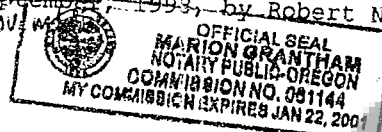
By: Robert L. Jones, Trustee
Robert L. Jones, Trustee

Robert N. Jones
Robert N. Jones

By: Myrtle V. Jones, Trustee
Myrtle V. Jones, Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 2 day of September, 1993, by Robert N. Jones.

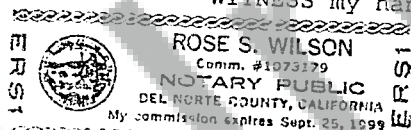


Marion Grantham
NOTARY PUBLIC FOR OREGON
My Commission expires: 1/22/01

STATE OF CALIFORNIA; County of Del Norte) ss.

On October 5, 1998, BEFORE ME ROSE S. WILSON, Notary Public, personally appeared Robert L. Jones, Trustee of the Jones Family Trust U.A.D. April 5, 1991, x personally know to me, or proved to me on the basis of satisfactory evidence to the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

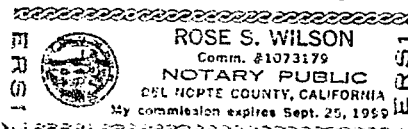


Rose S. Wilson
NOTARY PUBLIC FOR CALIFORNIA
My Commission expires: 9/25/99

STATE OF CALIFORNIA; County of Del Norte) ss.

On October 5, 1998, BEFORE ME ROSE S. WILSON, Notary Public, personally appeared Myrtle V. Jones, Trustee of the Jones Family Trust U.A.D. April 5, 1991, x personally know to me, or proved to me on the basis of satisfactory evidence to the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Rose S. Wilson
NOTARY PUBLIC FOR CALIFORNIA
My Commission expires: 9/25/99

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day of November A.D. 19 98 at 11:37 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 40741.

FEE \$40.00

By Bernetha G. Letsch, County Clerk