

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Avis C. Little, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by Valerie Ann Stephens, Karen Lee Little, L. Paul Little, and Loren W. Little, hereinafter called Grantees, does hereby grant, bargain, sell, and convey and undivided one-fourth interest to each of the said Grantees, and Grantees heirs, successors, and assigns, 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:

Those portions of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , and the NW $\frac{1}{4}$ SE $\frac{1}{4}$  lying Westerly of the Westerly right of way of Highway 62 and Easterly of the Easterly right of way of the old Dalles-California Highway, all being in Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Said property 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) Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Agency Lake.
- (3) The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
- (4) Perpetual right and easement for raising and lowering the water level of Upper Klamath Lake, including the terms and provisions thereof, granted to California Oregon Power Company, recorded May 3, 1924 in Volume 64, page 74, Deed Records of Klamath County, Oregon.
- (5) Right of Way, recorded in Volume 346, page 7, Deed Records of Klamath County, Oregon, in favor of Pacific Power and Light Company for electrical facilities.
- (6) The right of seller to reside in her mobile home which is located on said property, so long as the above-named buyers own this property.

to have and to hold the same unto Grantees and Grantees' heirs, successors, and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors, and assigns, that it is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances,

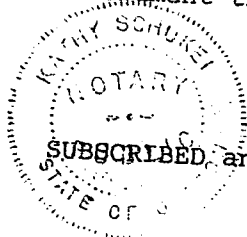
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except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$50,000.00

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of January, 1980.



Avis C. Little  
Avis C. Little

SUBSCRIBED and SWORN to before me this 5th day of January, 1980.

Kathy Schukei  
NOTARY PUBLIC for Oregon  
My Commission expires: 8/7/82

Seller's name and address:

Avis C. Little  
Box 246  
Chiloquin, Oregon 97624

Buyer's name and address:

Karen Lee Little, et al  
Box 246  
Chiloquin, Oregon 97624

After recording return to:

Karen Lee Little, et al  
Box 246  
Chiloquin, Oregon 97624

Until a change is requested all tax statements shall be sent to the following address:

Karen Lee Little, et al  
Box 246  
Chiloquin, Oregon 97624