

1999 NOV 16 AM 11:14 WARRANTY DEED

DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife, Grantors convey and warrant to JOHN M. KINGSLEY and SALLY F. KINGSLEY, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances except as specifically set forth herein:

The following property lying in Section 4, Township 34 South, Range 7 East of the Willamette Meridian:

That portion of the SE 1/4 NE 1/4 lying Southwesterly of Spring Creek; The West 297 feet of Lot 3; Lot 4 (NW 1/4 NW 1/4); the SW 1/4 NW 1/4; the SE 1/4 NW 1/4; The SW 1/4 NE 1/4 SAVING AND EXCEPTING THEREFROM the following:

That portion thereof sold to Warren O. Applegate by Deed recorded in Book 51 at page 539 and in Book 56 at page 532, Deed Records of Klamath County, Oregon now known as the A. C. Backes property and the portion sold to Marion C. Ribble by Deed recorded in Book 269 at page 324 and Book 281 at page 528, Deed Records of Klamath County, Oregon, and LESS THEREFROM, the roadway 30 feet wide, North of and along the South line of the SW 1/4 NE 1/4 of Section 4, and East of and along the West line of the said SW 1/4 NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, and as set forth in County Commissioners Journal 27 at page 468, of Klamath County, Oregon, filed January 24, 1958, and less right of way to Pacific Power and Light Co., as recorded January 5, 1962 at page 598 of Deed Records 334 of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. "Rights of the public and governmental bodies in that portion of the above-described property lying below the high water mark of Spring Creek, and the ownership of the State of Oregon in that portion lying below the high water mark thereof."
4. Road right-of-way, including the terms and provisions thereof, as set forth in County Commissioners Journal 27 page 468, filed January 24, 1958, running North of and along the South line of NE 1/4 and along and East of the North-South centerline of Section 4.
5. An easement created by instrument, including the terms and provisions thereof, dated September 18, 1961, recorded January 5, 1962, in Book 334, page 588, in favor of Pacific Power & Light Company for transmission of electricity over the Southerly 300 feet of the SE 1/4 NE 1/4 lying West of Spring Creek.

6. An easement created by instrument, including the terms and provisions thereof, dated April 2, 1966, recorded May 17, 1966 in Book M-66, page 5262, in favor of Pacific Power & Light Co., for electrical transmission lines over the SW 1/4 NE 1/4 and SE 1/4 NW 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian.

7. Subject to a 30 foot wide right-of-way at Spring Creek as set forth in instrument dated February 2, 1958, recorded November 26, 1969, in M-69 at page 9881, between A. C. Backer and Win Southwell for a 1/2 interest in the said right-of-way.

The interest of W. W. Southwell, et ux., was deeded to Margery Hammers and Winifred Stilwell by Quitclaim Deed recorded December 29, 1970 in Book M-70 at page 11409.

8. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for the special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

The true and actual consideration paid for this conveyance is \$240,000.00.

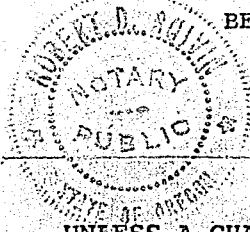
WITNESS Grantors' hands this 2 day of ~~August~~ ^{OCTOBER}, 1975.

Donald M. Lefler
Phyllis E. Lefler

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Robert D. Quinn
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/4/76

UNLESS A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:

State of Oregon, County of Klamath
Recorded 11/16/99, at 11:14 a. m.
In Vol. M99 Page 45493
Linda Smith,
County Clerk Fee \$ 35⁰⁰

AFTER RECORDING RETURN TO:

WARRANTY DEED, PAGE TWO.

WARRANTY DEED

JOHN M. KINGSLEY and SALLY F. KINGSLEY, husband and wife, Grantors, convey and warrant to DONALD R. HOLM and PATRICIA HOLM, husband and wife, Grantees, the following-described real property situate in the County of Klamath, State of Oregon, free of all encumbrances except as hereinafter set forth, to-wit:

The following property lying in Section 4, Township 34 South, Range 7 East of the Willamette Meridian:

That portion of the SE 1/4 NE 1/4 lying Southwesterly of Spring Creek; the West 297 feet of Lot 3; Lot 4 (NW 1/4 NW 1/4); the SW 1/4 NW 1/4; the SE 1/4 NW 1/4; the SW 1/4 NE 1/4 SAVING AND EXCEPTING THEREFROM the following:

That portion thereof sold to Warren O. Applegate by Deed recorded in Book 51 at page 539 and in Book 56 at page 532, Deed Records of Klamath County, Oregon, now known as the A.C. Backes property and that portion sold to Marion C. Ribble by Deed recorded in Book 269 at page 324 and Book 281 at page 528, Deed Records of Klamath County, Oregon, and LESS THEREFROM, the roadway 30 feet wide, North of and along the South line of the SW 1/4 NE 1/4 of Section 4, and East of and along the West line of the said SW 1/4 NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, and as set forth in County Commissioner Journal 27 at page 468, of Klamath County, Oregon, filed January 24, 1958 and less right of way to Pacific Power and Light Co., as recorded January 5, 1962 at page 588 of Deed Records 334 of Klamath County, Oregon;

SUBJECT TO: (1) Taxes for 1980-81 now a lien but not yet payable; (2) rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Spring Creek, and the ownership of the State of Oregon in that portion lying below the high water mark thereof; (3) Reservations, restrictions, rights of way and easements of record and those apparent on the land; (4) As disclosed by the assessment and tax roll, the said premises have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty will be levied for the number of years in which this special assessment was in effect for the land.

The true and actual consideration for this transfer is the sum of Four Hundred Thousand and no/100ths (\$400,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantees at 12830 E. IMPERIAL HWY, SANTA FE SPRINGS, CALIF.

Dated this 5th day of September, 1980.

John M. Kingsley
Sally F. Kingsley

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON

County of Klamath

) SS

September 12, 1980

Personally appeared the aforementioned JOHN M. KINGSLEY and SALLY F. KINGSLEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 12/1/84

Notary Public for Oregon

My Commission expires:

State of Oregon, County of Klamath
Recorded 11/16/99, at 11:14 a.m.
In Vol. M99 Page 45495
Linda Smith,
County Clerk Fee \$ 35.00

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601