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REAL ESTATE CONTRACT

THIS AGREEMENT, Made in duplicate this 12th day of
 DATE
 October, 1962, between GLENN W. HUNNICUTT and EDNA M.
 PARTIES
 HUNNICUTT, husband and wife, First Parties and Sellers,,
 and FREDERICK B. FERRIS and RUTH A. FERRIS, husband and
 wife, Second Parties and Buyers,

WITNESSETH:

First Parties hereby agree to sell to Second Parties,
 as tenants by the entirety, and the latter agree to purchase
 AGREEMENT TO
 SELL AND
 TO BUY
 from the former, also as tenants by the entirety, the follow-
 ing described realty situated in Klamath County, Oregon:

DESCRIPTION

Lot 5 in Section 34, Township 40 South, Range 10
 East, Willamette Meridian, EXCEPTING THEREFROM the
 following described parcel of land containing
 approximately 2.9 acres heretofore sold to Ed Davis;
 All that portion of Lot 5, Sec. 34 Township 40 S.,
 R. 10 E., W.M., lying West of the Klamath Falls-
 Malin Highway, known as Highway No. 39; said parcel
 of land being bounded on the South by the County
 Road and on the West and North by Lost River. ALSO
 EXCEPTING that portion conveyed to State of Oregon,
 by and through its State Highway Commission, dated
 April 19, 1940, and recorded May 1, 1940, in Vol.
 129 of Deeds, records of Klamath County, Oregon,
 on page 59.

All that portion of Lot 1 and a triangular tract of
 land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 40 S.,
 R. 10 E., W.M. described as: All that portion of
 said subdivisions which lies Southwesterly of a line
 drawn parallel to and distant 75 feet Southwesterly
 of the center line of the railway of the Great
 Northern Railway Co., as now located, staked out,
 and established on the ground, said center line being
 more particularly described as follows, to-wit:
 Beginning at a point on the Westerly boundary of said
 Section 35, Distant 767.8 feet Northerly from the
 quarter section corner in said Westerly boundary;
 thence Southeasterly along a straight line making
 a Southeasterly included angle of 28°38' with said
 Westerly boundary, a distance of 3914.9 feet to an
 intersection with the Southerly boundary of said
 Section 35 at a point distant 775.8 feet Westerly
 from the quarter section corner in said Southerly
 boundary, containing 3.85 acres, more or less.

EXCEPTING FROM the above described land that portion
 of Lot 5 of said Section 34 and that portion of Lot 1
 of said Section 35, conveyed to the United States of
 America by deed dated March 28, 1910, and recorded
 April 2, 1910, in Book 28 at page 568, Deed Records
 of Klamath County, Oregon.

SUBJECT TO (1) Liens and assessments of Klamath Project
 and Klamath Irrigation District, and regulations;
 contracts and water and irrigation rights in connection
 therewith; (2) Easements and rights of way of record
 or apparent on the land; (3) Acreage and use limitations
 under provisions of U. S. Statutes and regulations issued
 thereunder; (4) Provisions in right of way deed to Great
 Northern Railway Company dated May 21, 1931, recorded