

KNOW ALL MEN BY THESE PRESENTS, That we, Phil D. Schroeder and Gertrude M. Schroeder, husband and wife,

in consideration of Ten Dollars and other valuable considerations

to us paid by Earl I. Philaja and Vera C. Philaja, husband and wife,

do hereby grant, bargain, sell and convey unto said Earl I. Philaja and Vera C. Philaja, husband and wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Westerly 99.85 feet of Lots 1 and 2, Block 6, of THIRD ADDITION to ALTAMONT ACRES, in Klamath County, Oregon. SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

2. The property is within the boundaries of the South Suburban Sanitary District, and is subject to the regulations, liens, assessments and laws relating thereto.

3. Reservations and exceptions as shown in deed from Manhattan Company, a corporation, to Lloyd M. Dent, dated July 21, 1937, recorded July 23, 1937 in Book 111, at page 27, Deed Records of Klamath County, Oregon, as follows: "Excepting taxes of record and except right of way if any heretofore conveyed to the United States for canals, ditches or laterals for irrigation or drainage and maintenance charges or liens for water or drainage of the Klamath Irrigation District, and all liens and encumbrances of record. The right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines of the above described property, and subject to all liens or encumbrances of every nature."

To Have and to Hold the above described and granted premises unto the said Earl I. Philaja and Vera C. Philaja, husband and wife, as an estate by the entirety, their heirs and assigns forever.

And we, Phil D. Schroeder and Gertrude M. Schroeder, husband and wife, the grantors, above named do covenant to and with the above named grantees, their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except as above stated,

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hand and seal this 3rd day of November, 1958.

Executed in the Presence of

(SEAL)

(SEAL)

(SEAL)

(SEAL)