



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THEODORE HIGBIE ROWCLIFFE and IDA JANE ROWCLIFFE, his wife, and THEODORE HARRY ROWCLIFFE, a single man, in consideration of Ten and no/100 (\$10.00) Dollars, to them paid by RICHARD H. HAWKINS and NORA E. HAWKINS, his wife, of Klamath County, State of Oregon, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto said RICHARD H. HAWKINS and NORA E. HAWKINS, his wife, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

PARCEL I: That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, T. 39 S., R. 12 E.W.M., which lies Northwest of the Langell Valley Irrigation District Drainage Ditch, the parcel hereby described aggregating $\frac{3}{4}$ acres, more or less.

Also the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, T. 39 S., R. 12 E.W.M., in Klamath County, Oregon.

Also the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, T. 39 S., R. 12 E.W.M., in Klamath County, Oregon.

PARCEL II: Beginning at the Northeast section corner of Section 31, T. 39 S., R. 12 E.W.M., thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet, more or less, to the point of beginning, containing 6.8 acres, more or less.

PARCEL III: 7 acres, more or less, on the West side of Lost River, in the W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, T. 39 S., R. 12 E.W.M., Klamath County, Oregon, and being all of said W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly of Lost River.

SUBJECT TO:
All contracts and agreements with the United States of America and the Langell Valley Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith.

Reservations contained in deed from State of Oregon, to B. A. Washburn, dated February 26, 1908, recorded October 19, 1918, on page 492 of Volume 49 of Deeds, records of Klamath County, Oregon, as follows: "subject, however to right of way for ditches, canals and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of United States or otherwise which right of way is hereby expressly reserved."

Agreement between Claude H. Brown and Eva M. Brown, his wife, to J. Henry Thomas, for easement for drain ditch across property of Claude H. Brown, dated Aug. 9, 1946, recorded Aug. 16, 1946, page 133, Volume 194, Deeds, records of Klamath County, Oregon.

(1-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

Reservations contained in deed from A. L. McGuire, a single man, to F. L. Weaver and L. Orth Sisemore, dated June 22, 1933, recorded May 16, 1936, on page 376 of Volume 106 of Deeds, records of Klamath County, Oregon, as follows: "subject to oil and mineral lease to Langell Valley Oil Co., an Oregon Corporation."

Reservations contained in Deed from F. L. Weaver and Elsie H. Weaver, his wife, to Harry R. Frazier and Bessie M. Frazier, husband and wife, dated March 23, 1945, recorded March 26, 1945, on page 405 of Volume 174 of Deeds, records of Klamath County, Oregon, as follows: "Reserves to grantors, all oil, gas and mineral rights in, on and under said land."

Reservations contained in United States Patents.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said RICHARD H. HAWKINS and NORA E. HAWKINS, his wife, as tenants by the entirety, their heirs and assigns forever. And THEODORE HIGBIE ROWCLIFFE and IDA JANE ROWCLIFFE, his wife, and THEODORE HARRY ROWCLIFFE, a single man, grantors above named, do covenant to and with RICHARD H. HAWKINS and NORA E. HAWKINS, his wife, grantees above named, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free and clear from all encumbrances, and that they will, and their 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.

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands this 2nd day of May, 1960.

Theodore Higbie Rowcliffe

Ida Jane Rowcliffe

x Theodore Harry Rowcliffe

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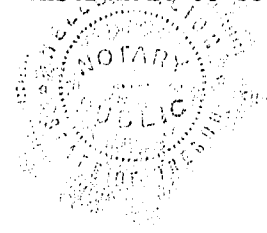
(2-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

STATE OF OREGON }
COUNTY OF KLAMATH } ss. May 16th, 1960.

Personally appeared the above named THEODORE HIGBIE ROWCLIFFE and IDA JANE ROWCLIFFE, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Will Kessian
Notary Public for Oregon
My Commission Expires: July 5, 1961

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss. May 20th, 1960.

Personally appeared the above named THEODORE HARRY ROWCLIFFE and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Walter B. Gatchler
Notary Public for California
My Commission Expires: January 1, 1961

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Title Ins. Co.
this 26th day of April, 1966, at 11:01 o'clock AM., and
duly recorded in Vol. M-66, of Deeds on Page 3673
By RONALD ROBERTS, County Clerk
Fee \$4.50 pd. By William L. Linn

(3-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

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