

WARRANTY DEED

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THIS INDENTURE WITNESSETH, that BIDE STEWARD and WINNIE STEWARD, husband and wife, MAURICE E. WESCOTT and FERN S. WESCOTT, husband and wife, and GILBERT FAULSTICH and WINOLA FAULSTICH, husband and wife, hereinafter known as Grantors for and in consideration of the sum of Ten Dollars to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto PHILIP LYNCH, a single man, hereinafter known as Grantee, the following described premises situated in Klamath County, Oregon, to-wit:

NEWNWIL, SWENER, SEENWE, SWENNER and that portion of NWESWE lying North of Miller Creek, Section 7, Township 40 South, Range 14 East of the Willamette Meridian, AND ALSO SELNER, SMINER, and that portion of NigSEL lying North of Miller Creek, Section 12, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a perpetual non-exclusive easement 20 feet wide for ingress and egress to and from said parcel of real property as follows, to-wit: The West 20 feet of the WaSWI, Section 7, Township 40 South, Range 14 East of the Willamette Meridian, extending from the North boundary of the County Road along the South boundary of said Section 7 across Miller Creek Channel to grantee's above described lands, which said easement shall be appurtenant to and run with grantee's said land herein conveyed.

SUBJECT TO:

- 1. 1966-67 taxes, now a lien but not yet payable.
- 2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements. and water and irrigation rights in connection
- 3. Rights of Governmental bodies in and to that portion of the herein described property lying below the high water mark of Miller Creek.
- 4. Rights of the public in and to any portion of the herein described property lying within the limits of public roads and highways.
- 5. Agreement, including the terms and provisions thereof, between G. H. Hancock, et ux, first parties, Garner Lundy, et al, second parties, Langell Valley Irrigation District, third party, and Henry Minnick et ux and Willow Valley Irrigation District, fourth parties, dated May 1, 1940, recorded February 10, 1947, in Deed Volume 202 at page 133, Records of Klamath County, Oregon, relative to drainage of waste and ditches, reference to which is hereby made.
- 6. Right-of-way for transmission line, including the terms and provisions thereof, conveyed by Garner Lundy and Elizabeth Lundy, his wife, to The California Oregon Power Company, a California corporation, dated September 11, 1941, recorded January 29, 1942, in Deed Volume 144 at page 489, Records of Klemath County, Oregon, reference to which is hereby made.
- 7. Reservations and restric icns, including the terms and provisions thereof, as set forth in deed from J. C. Stevenson, et ux, to Bide Steward, et al, recorded September 18, 1961, in Deed Volume 332 at page 284, Records of Klamath County, Oregon.

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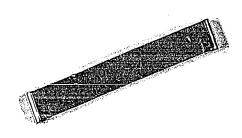
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1	8. Easement given and granted to Albert Ceorge Keady et ux from Bide Steward et ux et al in deed dated July 25, 1966 and recorded Records of Klamath County, Oregon,
2	1966, in Volume at page at page at jumediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 10 feet immediately adjacent to the North which said easement is across 10 feet immediately adjacent to the North which said easement is across 10 feet immediately adjacent to the North which said easement is across 10 feet immediately adjacent to the North which said easement is across 10 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which said easement is across 20 feet immediately adjacent to the North which which is across 20 feet immediately adjacent to the North which which is across 20 feet immediately adjacent to the North which which is across 20 feet immediately adjacent to the North which which is across 20 feet immediately adjacent to the North which
3	Pange 13 East of the Willamette Meridian, Kramach
4	TO HAVE AND TO HOLD the said premises with their appurtenances unto the
5	said Grantee, his heirs and assigns.
6	And the said Grantors do hereby covenant to and with the said Grantee,
7	and his assigns, that they are the owners in fee simple of said premises; that
8	they are free from all encumbrances, save and except as above set forth, and
9	that they will warrant and defend the same from all lawful claims whatsoever,
30	except those above set forth.
11	IN WITNESS WHEREOF, they have hereunto set their hands and seals this
12	25th day of July, 1966.
13	Bide Steward (SEAL)
14	21
15	Wennie Steward (SEAL)
16	Maurice & Winerth (SEAL)
17	(SEAL)
18	Fine De Marie
19	Gelbert Faulstich (SEAL)
20	of it farlatich (SEAL)
21	Jimau & Comment
22 23	STATE OF OREGON )
23 24	County of Klamath ) July 25, 1966
2 <del>4</del> 25	DIDE STEWARD and WINNIE STEWARD,
25 26	husband and wife, and acknowledged the rough
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, 29 20	We Commission expires: V// aleta 1317
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