

KNOW ALL MEN BY THESE PRESENTS, That we, Frank H. Brown and Alice O. Brown, husband and wife,

in consideration of Ten Dollars and other valuable considerations

to us paid by Alfred O. Kersgard and Barbara Ann Kersgard, husband and wife,

do hereby grant, bargain, sell and convey unto said Alfred O. Kersgard and Barbara Ann Kersgard, 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:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10; the S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, the SW $\frac{1}{4}$ NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, all in Township 39 South, Range 11 E.W.M. SAVING AND EXCEPTING THEREFROM the following described parcel of land: Beginning at the Southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 E.W.M., thence Running East 1395.5 feet, to a point on the south line of the NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 11 E.W.M.; thence North 548 feet to a point; thence West 1395.5 feet to a point on the West line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10; thence South along said West line 548 feet to the point of beginning.

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 Horsefly Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith.
2. Easement and right of way granted to Horsefly Irrigation District by instrument, including the terms and provisions thereof, dated February 27, 1918, recorded June 8, 1918 in Volume 49 at page 259, Deed Records of Klamath County, Oregon.
3. An easement reserved by Benson Dixon et ux, by instrument including the terms and provisions thereof, dated May 31, 1957, recorded June 10, 1957 in Volume 292 at page 251, Deed Records of Klamath County, Oregon.
4. Rights of the public in and to that portion of the above property lying within the limits of any road or highway.

(46.75)

To Have and to Hold, the above described and granted premises unto the said Alfred O. Kersgard and Barbara Ann Kersgard, husband and wife, their heirs and assigns forever.

And we, Frank H. Brown and Alice O. Brown, 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 hands and seals this 4th day of May, 1962.

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Frank H. Brown (SEAL)

Alice O. Brown (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 4th day of ~~May~~ June, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank H. Brown and Alice O. Brown, husband and wife,

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Everett T. White
Notary Public for Oregon

My Commission expires

My Commission Expires Feb. 25, 1967



COUNTY TITLE CO.

WARRANTY DEED

(FORM No. 703)

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of February, 1967, at 2:07 o'clock P.M., and recorded in book 3767 on page 1028, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Barbara Rogers
County Clerk-Recorder

By *James M. Sautter*
Deputy

WHEN RECORDED RETURN TO

Klamath County Title Co.
P. O. Box 151

Klamath Falls, Oregon

97601