

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Donald Kettler and Elsie Kettler, husband and wife, in consideration of ten and no/100 dollars, to us paid by Steven F. Southwell and Kathleen Southwell, husband and wife, do hereby grant, bargain, sell and convey unto Steven F. Southwell and Kathleen Southwell, husband and wife, their heirs and assigns, all of the following real property with the tenements, hereditaments, and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows; to-wit:

A tract of land situate in the SE1/4NE1/4 Section 13 Township 38 South, Range 8 E.W.M., more particularly described as follows:

Beginning at the iron pipe marking the NE corner of the SE1/4NE1/4 of Section 13 Township 38 South, Range 8 E.W.M., Klamath County, Oregon; thence South 0°04' East along the Section line 818.0 feet to the iron pin marking the NE corner of that parcel described in Klamath County deed records Volume 339 page 484; thence North 38°01' West 140.95 feet to an iron pin; thence North 53°13' West 171.0 feet to an iron pin; thence North 29°48' East 362.23 feet to an iron pin; thence North 8°26' East 293.50 feet more or less to the point of beginning, said parcel being subject to an easement 60.0 feet in width (when measured at right angles to) along the South line of said described parcel.

To Have and To Hold the above described and granted premises unto the said Steven F. Southwell and Kathleen Southwell, husband and wife, their heirs and assigns forever.

We, Donald Kettler and Elsie Kettler, 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 the above granted premises, that the above granted premises are free from all encumbrances, except agreements with the California Oregon Power Company and California Oregon Power Company, relative to raising and/or lowering the waters of the Upper Klamath Lake and of the streams flowing into and out of said lake, and release of damages by such regulation of the water levels.

Rights of the Federal Government, the State of Oregon, and the general public in and to that part thereof lying below the highwater line of Upper Klamath Lake.

Grant of Right of Way, between R. W. Browning and Peggy H. Browning, husband and wife, to the California Oregon Power Company, a California corporation, dated December 15, 1960, recorded January 5, 1962, in Deed Volume 334 page 574, records of Klamath County, Oregon.

That I will and my heirs and 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.

WARRANTY DEED - 1

DAVID R. VANDENBERG, JR.
ATTORNEY AT LAW
208 UNDERWOOD BLDG.
KLAMATH FALLS, ORE.
PHONE 2-5501

Witness our hands and seals this 22 day of July, 1966.

Donald L. Kettler
Grantor

Elsie L. Kettler
Grantor

STATE OF OREGON)
County of Klamath) ss.

BE IT REMEMBERED That on this 22 day of July, 1966, before me, the undersigned, a notary public in and for the said County and State, personally appeared the within named Donald Kettler and Elsie Kettler, husband and wife, who are 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 official seal the day and year last above written.

David R. Vandenberg, Jr.
Notary Public for Oregon
My Commission Expires: 5-22-70

STATE OF OREGON, } ss
County of Klamath }

Filed for record at request of

Steven F. Southwell

on this 4th day of March A. D. 1968

at 4:32 o'clock P.M. and duly

recorded in Vol. M68 of Deeds

Page 1815 & 1816.

DOROTHY ROGERS, County Clerk

By Cynthia [Signature] Deputy

Fee \$3.00

WARRANTY DEED - 2

DAVID R. VANDENBERG, JR.
ATTORNEY AT LAW
402 UNDERWOOD BLDG.
KLAMATH FALLS, ORE.
TUXEDO 2-5501

sent to Steven F. Southwell
4227 Alton Road
City