

EXHIBIT "A"

10942

359 455

1 THIS INDENTURE WITNESSETH, That Eli M. Butler and Peggy L. Butler, husband  
2 and wife, and Harold Daniels and Phyllis L. Daniels, his wife, hereinafter known  
3 as Grantors, for and in consideration of the sum of Ten Dollars to them paid have  
4 bargained and sold, and by these presents do grant, bargain, sell and convey unto  
5 Robert J. Krusmark and Wilma J. Krusmark, husband and wife, and James R. Walker  
6 and Mary L. Walker, husband and wife, their heirs and assigns, the following  
7 described premises situated in Klamath County, Oregon, to-wit:

8 Beginning at a point on the north right of way line of the county road known  
9 as Hilyard Avenue, 30 feet North and at right angles from the center line  
10 of Hilyard Avenue, this point of beginning being North 0°04' West a distance  
11 of 30 feet and North 89°56' East a distance of 514.1 feet from the iron axle  
12 which marks the quarter corner common to Sections 1 and 12 in Township 39  
13 South, Range 9 E.W.M., thence North 29°06' East and along the line of prop-  
14 erty conveyed to Edward D. and Ester V. Ault by deed recorded in Vol. 252,  
15 page 435, Klamath County Deed Records, a distance of 552.6 feet, more or less,  
16 to the Southerly right of way line of the Dalles-California State Highway;  
17 thence North 46°09' West along said right of way line a distance of 334.2 feet  
18 to a point; thence South 43°51' West a distance of 405.8 feet to a point;  
19 thence South 3°24' East a distance of 415 feet, more or less, to the North  
20 line of said Hilyard Avenue; thence North 89°56' East along said North line  
21 of Hilyard Avenue a distance of 230 feet to the point of beginning, and con-  
22 taining 5.30 acres, more or less;

23 SUBJECT TO: Contract and/or lien for irrigation and/or drainage; easements  
24 and rights of way of record and those apparent on the land, if any; and to  
25 mortgage to First Federal Savings and Loan Association of Klamath Falls re-  
26 corded April 25, 1957 in Vol. 174 at page 270 of Klamath County, Oregon Mortgage  
27 Records, which mortgage grantee assumes and agree to pay and perform according  
28 to its terms as the same become due and to hold Grantors harmless therefrom.

29 TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said  
30 Grantees, their heirs and assigns, forever, as follows:

31 An undivided one-half interest therein to said Robert J. Krusmark and  
32 Wilma J. Krusmark, husband and wife, as tenants by the entirety; and

33 An undivided one-half interest therein to said James R. Walker and Mary  
34 L. Walker, husband and wife, as tenants by the entirety.

35 And the said Grantors do hereby covenant to and with said grantees, their  
36 heirs and assigns, that they are the owners in fee simple of said premises; that  
37 they are free from all incumbrances, except those above set forth, and that they  
38 will warrant and defend the same from all lawful claims whatsoever, except those  
39 above set forth.

40 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 11th day  
41 of January, 1965.

42 Eli M. Butler (SEAL) Harold Daniels (SEAL)  
43 Peggy L. Butler (SEAL) Phyllis L. Daniels (SEAL)

GANDONG & GANDONG  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

Page 1 - Warranty Deed

18



1 STATE OF OREGON )  
 2 County of Klamath ) ss

3 BE IT REMEMBERED, That on this 11th day of January, 1965, before me, the  
 4 undersigned, a Notary Public in and for said County and State, personally  
 5 appeared the within named Eli M. Butler and Peggy L. Butler, husband and wife,  
 6 and Harold Daniels and Phyllis L. Daniels, his wife, who are known to me to  
 7 be the identical persons described in and who executed the within instrument  
 8 and acknowledged to me that they executed the same freely and voluntarily.

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

11 G. F. McQuinn  
 12 Notary Public for Oregon

13 My Commission expires: April 4, 1967

14 STATE OF OREGON; COUNTY OF KLAMATH, ss.

15 Filed for record at request of Ganong, Ganong & Ganong  
 16 this 21 day of Feb. A.D. 1968 at 1:18 P.M., and  
 17 duly recorded in Vol. 359 of Deeds on Page 455  
 18 Fee \$2.50 DOROTHY ROGERS, County Clerk

19 STATE OF OREGON, } ss  
 20 County of Klamath }

21 Filed for record at request of

22 James Ronald Walker

23 on this 18th day of December A.D. 1968

24 at 1:18 P.M., and duly

25 recorded in Vol. M-68 of Mortgages

26 Page, 10941

27 DOROTHY ROGERS, County Clerk

28 by William B. Westman Deputy  
 29 Fee \$4.50