

WARRANTY DEED

THIS INDENTURE WITNESSETH, that FRANK COUPER and KATHLEEN COUPER, husband and wife, and MAX LONG, JR. and CAROLYN LONG, husband and wife, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto JOHN YPARREA and LOUISE YPARREA, husband and wife, Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1:

That part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 29, Township 39 South, Range 12 East of the Willamette Meridian, lying West of Lost River. The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, and NW $\frac{1}{4}$, and W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 29, Township 39 South, Range 12 East of the Willamette Meridian.

PARCEL 2:

The SW $\frac{1}{4}$ of Section 17, Township 39 South, Range 12 East of the Willamette Meridian, and W $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20, Township 39 South, Range 12 East of the Willamette Meridian.

The South 25 acres of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 19, Township 39 South, Range 12 East of the Willamette Meridian, and that part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying West of Lost River in Section 29, Township 39 South, Range 12 East of the Willamette Meridian. The SE $\frac{1}{4}$ NE $\frac{1}{4}$ and that part of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, described as follows:

Beginning at a point 682 feet East of the North quarter corner of said section; thence South 20 degrees 15' East 1670 feet; thence South 20 degrees West 790 feet; thence Southeasterly to the Southeast corner of SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section; thence North to the Northeast corner of said W $\frac{1}{2}$ NE $\frac{1}{4}$; thence West to the point of beginning.

EXCEPTING from said parcels a strip of land 45 feet in width across the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, conveyed to United States of America and recorded May 14, 1925 in Volume 64 at page 125, Deed records of Klamath County, Oregon.

SUBJECT TO:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Langell Valley Irrigation District, Horsefly Irrigation District, and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Horsefly Irrigation District.
4. Rights of the Federal Government, the State of Oregon, and the general public in and to that part of the property described herein lying below the high water line of Lost River.
5. Reservations and restrictions contained in deed from State of Oregon to Francis H. Cobb dated May 12, 1908, recorded November 24, 1914, Deed

Vol. 43, page 106, records of Klamath County, Oregon, as follows: "Sub-
ject, however, to right of way for ditches, canals and reservoir sites
for irrigation purposes, constructed or which may be constructed, by
authority of the United States or otherwise, which right of way is
hereby expressly reserved."

6. Reservations and restrictions contained in deed from Michael Daly
et ux., to Santford Jones recorded March 26, 1934, Deed Vol. 100, page 51,
records of Klamath County, Oregon, as follows: "Reserving unto grantors
herein all oils and minerals in, on or under said lands and also except-
ing from this conveyance .2 acre for canal or ditch right of way."
Covers SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 30.

7. Reservations and restrictions contained in deed from Horsefly Irriga-
tion District to Santford Jones and Ethel Jones, husband and wife,
recorded in Deed Vol. 102, page 451, records of Klamath County, Oregon,
as follows: "Saving and reserving unto grantor, its successors and
assigns forever, an undivided 1/2 interest in and to all oils and minerals
in, on and under said land." Covers NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, and
NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30.

8. Reservations and restrictions contained in deed from Michael Daly
and Marie Daly, husband and wife, to Santford Jones dated March _____,
1934, recorded March 26, 1934, Deed Vol. 102, page 505, records of
Klamath County, Oregon, as follows: "Saving and reserving unto the
grantors herein all oils and minerals in, on and under said lands."
Covers portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 30 containing 16 acres.

9. Reservations and restrictions contained in Deed from Horsefly Irriga-
tion District to Santford Jones and Ethel Jones, husband and wife,
recorded Deed Vol. 105, page 589, records of Klamath County, Oregon, as
follows: "Reserving unto grantors, its successors and assigns an un-
divided 1/2 interest in the lessors oil rights under and by virtue of
said oil lease." Covers W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 17 and W $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 20.

10. Right of way for transmission line, including the terms and provi-
sions thereof, given by Santford Jones and Ethel Jones, his wife, to The
California Oregon Power Company, dated April 14, 1949, recorded April
26, 1949, Deed Vol. 230, page 447, records of Klamath County, Oregon.
Covers S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 29.

11. Right of way for transmission line, including the terms and provisions
thereof, given by Santford Jones and Ethel Jones, husband and wife, to
The California Oregon Power Company, dated March 22, 1954, recorded April
7, 1954, Deed Vol. 266, page 273, records of Klamath County, Oregon.

12. Right of way for transmission line, including the terms and provisions
thereof, given by Freda E. Clark, widow of W. D. Clark, deceased, to
Pacific Power & Light Company, a Maine corporation, dated May 15, 1962,
recorded June 11, 1962, Deed Vol. 338, page 194, records of Klamath
County, Oregon. Covers SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 17 and NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20.

13. Reservations and restrictions contained in deed from Freda E. Clark,
a widow, to Santford Jones and Ethel Jones, husband and wife, dated
October 15, 1963, recorded October 18, 1963, Deed Vol. 348, page 585,
records of Klamath County, Oregon, as follows: "Reserving to me, the
grantor, and to my heirs and assigns, all of the oil, gas, and minerals
under the surface of the above-described land." Covers E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 17
and NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20.

14. Right of way for road, including the terms and provisions thereof,
given by Ethel Jones et al., to Langell Valley Irrigation District, a

IN WITNESS WHEREOF, they have
11th day of April, 1969.

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municipal corporation, dated April 29, 1968, recorded June 18, 1968,
Deed Vol. M-68, page 5376, records of Klamath County, Oregon.

15. Easement for irrigation distribution canal, including the terms and
provisions thereof, given by Ethel Jones et al., to Langell Valley
Irrigation District, a municipal corporation, dated April 29, 1968,
recorded June 18, 1968, Deed Vol. M-68, page 5372, records of Klamath
County, Oregon.

16. Right of way for transmission line, including the terms and provi-
sions thereof, given by Santford Jones and Ethel Jones, husband and wife,
to The California Oregon Power Company, a California corporation, dated
March 22, 1954, recorded April 7, 1954, Deed Vol. 266, page 279, records
of Klamath County, Oregon. Covers NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20.

17. Right of way for installation of anchors and guys, including the
terms and provisions thereof, given by Santford Jones and Ethel Jones,
husband and wife, dated July 24, 1965, recorded March 29, 1966, Deed
Vol. M-66, page 2721, records of Klamath County, Oregon. Said right of
way given to Pacific Power & Light Company, a Maine corporation. Covers
SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 19.

The true and actual consideration paid for this transfer stated in terms
of dollars is \$265,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the
said Grantees as an estate by the entirety. And the said Grantors do hereby
covenant to and with the said Grantees, and their assigns, that they are the
owners in fee simple of said premises; that they are free from all encumbrances,
except those above set forth, and that they will warrant and defend the same
from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this
11th day of April, 1969.

Frank Cooper (SEAL)
Kathleen Cooper (SEAL)
Myron G. Grogan Jr. (SEAL)
Carolyn Grogan (SEAL)

1 STATE OF OREGON)
2 County of Klamath) ss.

JUNE 10, 1969

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3 Personally appeared the within named FRANK COUPER and KATHLEEN COUPER,
4 husband and wife, and MAX LONG, JR. and CAROLYN LONG, husband and wife, and
5 acknowledged the foregoing instrument to be their voluntary act and deed.

6 Before me:

7 Ernest F. Gordon
NOTARY PUBLIC FOR OREGON

8 My Commission expires: May 15, 1972

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11 STATE OF OREGON,
12 County of Klamath
13 Filed for record at request of
14 Klamath County Title Co
15 on this 17 day of June A.D. 1969
16 at 4:17 o'clock P. M. and of
17 recorded in Vol. 7169 of Deeds
18 Page 4806
19 Wm D. MILNE, County Clerk
20 By James R. Easton Deputy
21 Fee 6.00

22
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25
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27
28
29 Return
30 Ganong, Ganong & Gordon
31 538 Main
32 Klamath Falls, Oregon
97601

GANONG, GANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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