

NOV 14 3 40 PM 1969

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THIS INDENTURE WITNESSETH, That Basil W. Brown and Cole Brown, husband and wife, and Adah Brown, a single woman, hereinafter known as Grantors, for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Barton Dennis Brown, his heirs and assigns, the following described premises situated in Klamath County, Oregon, to-wit:

PARCEL 1:

The E½E½ of Section 16, EXCEPT a small tract described as follows: Starting at a point on the Northeast right of way line of the Klamath Falls-Lakeview Highway 400 feet South of the Northeast corner of the NE½ SE½ of said Section 16; thence North along the Section line common to Sections 16 and 15 a distance of 400 feet; thence West along the line common to the NE½ and SE½ of said Section 16 a distance of 123 feet; thence South 310 feet to said right of way line of said Klamath Falls-Lakeview Highway; thence Southeasterly along said right of way line to the Point of Beginning; also that part of the W½E½ of the SE½ SE½ of said Section 16 South of the right of way of the O. C. & E. Railroad, EXCEPT right of way for highways, railroads and U.S.R.S. canal as presently located thereon; ALSO the W½W½ of Section 15, EXCEPT right of ways for highways, railroads and U.S.R.S. canals as presently located thereon; ALSO the E½NE½NE½ of Sec. 21, EXCEPT right of ways for U.S.R.S. canals as presently located thereon; ALSO that part of the W½NW½NW½ of Sec. 22, lying North of the U.S.R.S. canal as presently located thereon, and all said real estate in Township 39 S. R. 10 E.W.M

PARCEL 2: The SW½ of the NE½ and Lot 3 of Section 21; ALSO, beginning at the Southeast corner of the NW½ of NE½ of Section 21; thence West 80 rods; thence North 42 rods; thence East 80 rods; thence South 42 rods to the Place of Beginning, and being in Twp. 39 S. R. 10 E.W.M.;

ALSO all of the W½ of NW½ of NE½ of Sec. 21, Twp. 39 S. R. 10 E.W.M., lying North of that certain tract deeded to Adah Brown, described on page 125, Vol. 26, Deed Records of Klamath County, Oregon;

ALSO, all of the W½ of SW½ of SE½ of Sec. 16, Twp. 39 S. R. 10 E.W.M., EXCEPT the right of way for the U.S.R.S. East Branch Canal as now constructed across this tract.

SUBJECT; to Easements of record and apparent on the land; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Pine Grove Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith; all contracts, water rights, proceedings, taxes and assessments relating to Klamath Basin Improvement District, and all rights of way for roads, ditches, canals and conduits, if any; easement dated Feb. 20, 1930, recorded Feb. 28, 1930 in favor of United States of America for the right to flood all Lot 3 and SW½NE½ of Sec. 21 below the contour having an elevation of 4092 feet above sea level; rights of the public in and to any portion of the said premises lying within the limits of roads and highways; and to any easements and rights of way of record apparent on the land.

The True and actual consideration for this transfer is \$71,150.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby

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1 covenant to and with said grantee, his heirs and assigns, that they are the
2 owners in fee simple of said premises; that they are free from all incumbran-
3 ces, except as above set forth, and that they will warrant and defend the same
4 from all lawful claims whatsoever, except those above set forth.

5 IN WITNESS WHEREOF, They have hereunto set their hands this 14th day of
6 November, 1969.

Basil W. Brown
Coie Brown
Adah Brown

10 STATE OF OREGON
11 County of Klamath

) SS November 14, 1969
)

12 Personally appeared the above named Basil W. Brown and Coie Brown, husband
13 and wife, and Adah Brown, a single woman, and acknowledged the foregoing
instrument to be their voluntary act and deed. Before me:

E. V. McDonald
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: April 4, 1971

21 STATE OF OREGON, }
22 County of Klamath } ss.

23 Filed for record at request of:
Transamerica Title Ins. Co.
24 on this 14th day of November A. D., 1969
25 at 3:40 o'clock P. M. and duly
recorded in Vol. M-69 of Deeds.
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WM. D. MILNE, County Clerk

26
27 Fee \$3.00

By Charles H. Hartman
Deputy.