

WARRANTY DEED.

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KNOW ALL MEN BY THESE PRESENTS, That NORMAN MILLER ANDERSON and LAVINA A. ANDERSON, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by BLACK HILLS ACRES, a copartnership consisting of Floyd Osborn, William G. Barros, Herman Slavsky, Ben Silver, Sam Silver, Richard Murphy, Allan Schulman, Theodore Greenfield, Simon Brown, Harry Whitman and Robert C. Burnstein, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee, and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All in Township 35 South, Range 12 East of the Willamette Meridian:

Section 1: Government Lots 1, 2, 3, 4 and 5, EXCEPTING therefrom that portion conveyed to A.C.Yaden and Irene V. Yaden, husband and wife, dated May 3, 1960, in Deed Volume 321 at page 402. SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$.

Section 2: Government Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$.

Section 11: All of Section 11.

Section 12: All of Section 12.

Section 13: W $\frac{1}{2}$.

Section 14: NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

Subject to hunting and other rights acquired by A. C.Yaden et al by conveyance of May 3, 1960, recorded May 25, 1960, Volume 321, Page 402, Deed Records of Klamath County, Oregon, as modified by that certain Decree in suit in Equity No. 67-256, Anderson et al v. Yaden et al, which Decree was signed the 10th day of November, 1969, recorded November 12, 1969, Volume 23, Page 242, Judgment Lien Docket, and entered in Journal No. M-69 at Page 6695.

TO HAVE AND TO HOLD The same unto the said grantee and grantee's successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's successors and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as hereinabove set forth, and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$393,000.00.

WITNESS Grantors hands this 22 day of February, 1970.

Norman Miller Anderson
Lavina A. Anderson

STATE OF OREGON,)
County of Klamath.) ss.

February 3, 1970,

Personally appeared the above named NORMAN MILLER ANDERSON and LAVINA A. ANDERSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert A. Smith
Notary Public for Oregon.
My Commission Expires: 1/11/71.

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Transamerica Title Ins. Co.
on this 25th day of February A. D., 19 70
at 11:18 o'clock A. M. and duly
recorded in Vol. M-70 of Deeds
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WARRANTY DEED, Page 2.

37 WM. D. MILNE, County Clerk
By Charles K. Horstman
Fee \$3.00 Deputy.

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