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WARRANTY DEED

THIS INDENTURE, WITNESSETH, That W. J. COX and LAURA COX, husband and wife, herein called "grantors", in consideration of TEN AND NO/100 (\$10.00) DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to ROBERT L. FIKE and MARY FIKE, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon, to-wit:

Lot 13, KIWANIS BEACH, Klamath County, Oregon, SUBJECT TO: (1) 1964-65 taxes which are now a lien but not yet payable. (2) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any of the above there may be. (3) Rights of the public and of Governmental bodies in and to any portion of the herein-described property lying below mean high water mark of Agency Lake. (4) Easement, including the terms and provisions thereof, executed by Carlos Blair, single, to The California Oregon Power Company, dated April 28, 1925, recorded May 11, 1925, in Deed Volume 65, Page 580, Records of Klamath County, Oregon. (5) Right of way, including the terms and provisions thereof, executed by Carlos Blair, single, to The California Oregon Power Company, dated August 1, 1939, recorded September 27, 1939, in Deed Volume 124, Page 510, Records of Klamath County, Oregon. (6) Right of way, including the terms and provisions thereof, executed by Charles Blair Knight and Perthina Knight, to The California Oregon Power Company, dated August 2, 1939, recorded September 27, 1939, in Deed Volume 124, Page 509, Records of Klamath County, Oregon. (7) Terms and provisions in Land Status Report, dated January 9, 1959, recorded January 9, 1959, in Deed Volume 308, Page 439, Records of Klamath County, Oregon. (8) Rights of the public in and to any portion of the herein-described property lying within the limits of roads or highways. (9) Reservations as shown on the Plat and in the Dedication of KIWANIS BEACH, for a 10 foot strip along the East side of Lots 1, 14 and 15 for highway purposes at such time as the Oregon State Highway Commission may require. (10) Ditches and canals constructed by the authority of the United States as reserved in Indian Patent to Silas Hoches, dated March 3, 1910, recorded January 4, 1945, in Deed Volume 183, Page 507, Records of Klamath County, Oregon. (11) Agreement, including the terms and provisions thereof, between Albert Hoches, et ux, and California-Oregon Power Company, dated March 28, 1925, recorded May 11, 1925, in Deed Volume 65, Page 579, Records of Klamath County, Oregon, regarding the regulation of the level of the Upper Klamath Lake. (12) Easement, including the terms and provisions thereof, from Paul T. Atkinson, et ux, to Pacific Power & Light Company, dated April 4, 1960, recorded April 6, 1960, in Deed Volume 320, Page 204, Records of Klamath County, Oregon, TOGETHER WITH an undivided 1/12 interest in Lots 1, 14 and 15, KIWANIS BEACH, subject to the above exceptions,

(Warranty Deed - 1)

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together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantees, their heirs and assigns forever. The said grantors do covenant to and with the said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 26th day of October, 1964.

W. J. Cox (SEAL)
Laura White Cox (SEAL)
Laura Cox

STATE OF OREGON }
County of KLAMATH } ss.

Personally appeared the above-named W. J. COX and LAURA COX, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 26 day of October, 1964.

Herman J. Smith
NOTARY PUBLIC FOR OREGON
My commission expires 2-2-1966

STATE OF OREGON, [
County of Klamath [
Filed for record at request of
MRS. MARY E. FIKE
on this 25 day of March A.D. 1970
at 3:32 o'clock P. M., and duly
recorded in Vol. M 70 of Deeds
page 2342
Wm D. MILNE, County Clerk
By Hazel Dray Deputy
Fee, \$3.00

(Warranty Deed - 2)

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MAR 25 3 41 PM 1970

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