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Warranty Deed

This Indenture Witnesseth, That ERNEST HUBBLE, aka EARNEST L. HUBBLE, and FERN HUBBLE, husband and wife,

herein called grantor.s, in consideration of FORTY-EIGHT THOUSAND AND NO/100 ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

DICK L. OWENS and LENORE H. OWENS, husband and wife, herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

The SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3, Section 3, Township 39 S., R. 11 E.W.M.

SUBJECT TO: (1) Liens and assessments of Klamath Project and the Horsefly Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Unpaid charges or assessments of the Horsefly Irrigation District. (3) Right of Way, including the terms and provisions thereof, by and between George E. Gillette and Elizabeth R. Gillette, his wife, to the Horsefly Irrigation District, dated March 11, 1918, recorded June 8, 1918, in Volume 49, Page 347, records of Klamath County, Oregon. (4) Grant of right of way, including the terms and provisions thereof, by and between James F. Meyers and Hazel M. Meyers, husband and wife, and The California Oregon Power Company, dated October 23, 1931, recorded December 8, 1931, in Deed Volume 96, Page 370, records of Klamath County, Oregon. (5) Grant of right of way, including the terms and provisions thereof, by and between James F. Myers and Hazel M. Myers, husband and wife, and Charles Booth and Anna Booth, husband and wife; and The California Oregon Power Company, dated December 11, 1939, recorded January 18, 1940, in Deed Volume 126, Page 474, records of Klamath County, Oregon. (6) Reservations and restrictions in deed from James F. Myers and Hazel M. Myers, his wife, to C. H. Booth and Anna G. Booth, husband and wife, dated August 5, 1940, recorded August 30, 1940, in Deed Volume 131, Page 496, records of Klamath County, Oregon. (7) Grant of right of way, including the terms and provisions thereof, by and between Earnest L. Hubble and Fern Hubble, his wife, and the California Oregon Power Company, a California corporation, dated August 25, 1949, recorded August 29, 1949, in Deed Volume 233, Page 491, records of Klamath County, Oregon. (8) Mortgage executed by Earnest Hubble and Fern M. Hubble, husband and wife, to The Federal Land Bank of Spokane, a corporation, dated April 9, 1969, recorded April 14, 1969, in Volume M-69, Page 2670, Microfilm records of Klamath County, Oregon, which mortgage grantees assume and agree to pay, according to its terms, 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 said premises unto grantees, their heirs and assigns forever. Said grantor.s do covenant to and with 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 stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$48,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

25 day of February, 1970.

Earnest L. Hubble
Fern Hubble

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

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