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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. GARRISON, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by RAYMOND D. BIXLER and AUDREY M. BIXLER, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apperaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 S, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the southwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 10, thence easterly along the south line of SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 906 feet; thence N. 00° 08' E. a distance of 500 feet; thence N. 89° 38' W. a distance of 406 feet; thence S. 00° 08' W. a distance of 470.00 feet; thence N. 89° 38' W. 500 feet to a point on the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 10 that is 30 feet north of the point of beginning; thence South 30 feet to the point of beginning.

SAVING AND RESERVING to Seller, his heirs and assigns, and to the owners of the following described parcels of real property, their heirs and assigns, to-wit: A parcel of property located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 10, Township 39 S., E. W. M., more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Southeast corner of a parcel described in Deed Volume M-69, Page 9174, and recorded at the County Clerk's Office, Klamath Falls, Oregon; thence along the Easterly boundary of said described parcel, N. 28° 32' 50" W. 161.82 feet; thence N. 36° 40' 25" E. 111.29 feet; thence N. 28° 22' 10" W. 122.99 feet, to the Northeast corner of said property; thence continuing N. 28° 22' 10" W. 306.84 feet; thence East 528.03 feet; thence South 609.01 feet;

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thence West 180.00 feet to the point of beginning. Containing 5.00 acres, more or less.

ALSO a parcel of property located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 10, Township 39 S., R. 10 E. W. M. more particularly described as follows: Beginning at the Northeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 10, Township 39 S. R. 10 E. W. M., thence South along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 702.87 feet; thence West 283.62 feet to a point which is located East 180.00 feet and South 59.52 feet from the Southeast corner of a parcel described in Deed Volume M-69, page 9174, and recorded at the County Clerk's office, Klamath Falls, Oregon; thence North 668.53 feet; thence West 528.03 feet; thence North 28° 22' 10" W. 39.03 feet to a point on the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence East along said North line 830.20 feet, more or less, to the point of beginning. Containing 5.00 acres, more or less, a perpetual right of way and easement upon and across the real property herein conveyed for access to and egress from the parcels of land next hereinabove described for the use of seller, his heirs and assigns, and the public generally. Said right of way and easement shall be located upon the most direct and convenient way across the property herein conveyed, consistent with the Buyers' intended use and development of said property.

SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land.
2. Easement, including the terms and provisions thereof granted to the California Oregon Power Company, a California corporation, dated July 19, 1958, recorded July 31, 1958 in Deed Volume 301 at page 220.
3. A perpetual right and easement, including the terms and provisions thereof, for ingress and egress as set forth in instrument recorded September 4, 1968 in M-68 at page 8003, given to Clifton E. Yates and Wanda L. Yates.
4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

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And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove stated, and that Grantor 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 \$17,500.00.

WITNESS Grantor's hand this 24 day of December, 1971.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named ROBERT E. GARRISON,

also known as ROBERT E. GARRISON, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 24 day of December, 1971.

James D. Bouchie
NOTARY PUBLIC FOR OREGON
My Commission expires:

STATE OF OREGON,)
County of Klamath) ss.

Filed for record at request of:
Transamerica Title Ins. Co.

on this 27th day of December A. D., 1971
at 11:45 o'clock A.M. and duly
recorded in Vol. M71 of Deeds
Page 13571

WM. D. MILNE, County Clerk

Fee \$4.50

By *Wm. D. Milne* Deputy.

WARRANTY DEED, PAGE THREE.

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