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WARRANTY DEED

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ERNEST L. CLEMENTS, hereinafter called grantor, conveys to DAN N. McDONALD and EVELYN L. McDONALD, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

PARCEL 1. The easterly 142.5 feet of Block 50A, all of Blocks 50B, 59A, 59B, 59C, 60A, and 60B in East Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. The East half of the Northeast quarter of Section 15, Township 39 South, Range 11 East, W.M., Oregon. Saving and excepting from the above described parcels that portion thereof conveyed to Lost River Cemetery Association, Inc. by deed recorded December 16, 1949, Deed Vol. 236, page 572, records of Klamath County, Oregon.

PARCEL 2. A parcel of land located in the SE 1/4 of Section 10, Township 39 S. R. 11 E.W.M., more particularly described as follows: Beginning at the point of intersection of the Easterly line of West Park Street of East Bonanza, Oregon, with the South line of Section 10, said point of beginning being 1890 feet West of the Southeast corner of said Section 10; thence North along the East line of said West Park Street 810 feet to a point; thence East at right angles to West Park Street 250 feet to a point; thence North 30 feet to a point; thence East 80 feet to a point; thence South 30 feet to a point; thence East 70 feet to a point; thence South 300 feet to a point; thence East 290 feet to a point; thence South 510 feet, more or less, to the Southerly line of said Section 10; thence West along said Section line 690 feet, more or less; to the point of beginning.

PARCEL 3. Tract 6 and that part of Tracts 7, 8, and 9 lying Southwesterly of the Bonanza-Lorella County Road, all in Riverside Tracts in Sections 11 and 14 Township 39 S., R. 11 E.W.M., according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. The SW 1/4 SW 1/4 Section 11 Township 39 South, Range 11 E.W.M., saving and excepting therefrom a right of way 60 feet wide conveyed to Klamath County by deed recorded June 2, 1948, Deed Vol. 221, page 225, records of Klamath County, Oregon. That portion of the SE 1/4 NE 1/4 and NE 1/4 NW 1/4 lying Southwesterly of the Bonanza-Lorella County Road and all of the SW 1/4 NE 1/4 NW 1/4 S 1/2 NW 1/4 and S 1/2 of Section 14 Township 39 S., R. 11 E.W.M. The N 1/2 N 1/2, SW 1/4 NE 1/4, S 1/2 NW 1/4 Section 23, Township 39 S., R. 11 E.W.M.

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and EXCEPTING rights of the Federal Government the State of Oregon, and the general public in that portion of the

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ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

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herein described property lying within the city limits of said city. The assessment roll and the tax roll disclose that the within described premises, except that portion lying within the city limits of Bonanza, were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute an additional tax may be levied for the last five years or lesser number of years, in which the land was subject to the special land use assessment; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Hundred Thousand and No/100ths (\$100,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 3rd day of April, 1972.

Ernest L. Clements

CALIFORNIA
STATE OF ~~OREGON~~)
ALAMEDA) ss.
County of ~~KLAMATH~~)

April 3, 1972.

Personally appeared the above named ERNEST L. CLEMENTS and acknowledged the foregoing instrument to be his voluntary act: Before me:



Joan E. Scarlett
Notary Public for ~~OREGON~~ California
My Commission expires: Feb. 8, 1976
Joan E. Scarlett

State of OREGON,
County of Klamath
filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 19th day of APRIL A.D. 1972

at 4:37 o'clock P M. and d

recorded in Vol. M 72 of DEEDS

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Wm D. MILNE, County Clerk

By [Signature] Deputy

Fee \$4.00

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

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Return
Durant, Real Estate
905 S. 6th
Klamath Falls, Oregon 97601