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1 THIS INDENTURE WITNESSETH, That ROBERT E. CHEYNE and HELEN J. CHEYNE,
2 husband and wife, and J. BRUCE OWENS and E. MARIE OWENS, husband and wife,
3 hereinafter known as Grantors, for the consideration hereinafter recited, have
4 bargained and sold, and by these presents do grant, bargain, sell and convey
5 unto CHEYNE & OWENS, INC., an Oregon corporation, its successors and assigns,
6 the following described premises situated in Klamath County, Oregon, to-wit:

7 SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 10 E.W.M.,
8 SAVING AND EXCEPTING from the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ that portion thereof convey-
9 ed by W. P. McMillan, et ux, to Jay J. Arant by Deed dated June 6, 1910,
10 recorded June 6, 1910, Deed Book 31 at page 98, Records of Klamath County,
Oregon, as follows, to-wit: All that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5
lying Westerly of public road in Section 5, Township 39 South, Range
10 E.W.M.

11 That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7 and of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8
12 which lies Northeasterly of the following described line: Beginning at
13 a point 7.5 feet West of the corner common to Sections 5, 6, 7 and 8,
14 Township 39 South, Range 10 E. W.M.; thence South 26°39' East 16.7 feet
15 to a point on the line of said Sections 7 and 8 which point is 15 feet
South of the corner common to said Sections 5, 6, 7 and 8; thence con-
tinuing South 26° 39' East 1344.3 feet, more or less, to a point on the
South line of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8 which is 665 feet more
or less East from the SW corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 8.

16 The E $\frac{1}{2}$ NW $\frac{1}{4}$ and that portion of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 8, Township 39
17 South, Range 10 E.W.M. lying North of the Klamath Falls-Lakeview Highway,
18 SAVING AND EXCEPTING from said portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ that portion there-
of conveyed to School District No. 11 by a Deed acknowledged February 5,
1910, and recorded February 26, 1910, in Deed Book 28 at page 338, and
NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 E.W.M.

19 SUBJECT TO: Acreage and use limitations under provisions of the United
20 States statutes and regulations issued thereunder; liens and assessments
21 of Klamath Project and Pine Grove Irrigation District, and regulations,
22 contracts, easements, water and irrigation rights in connection there-
23 with; all contracts, water rights, proceedings, taxes and assessments
24 of Klamath Basin Improvement District and all rights of way in connec-
25 tion therewith; locating of public road as described in Deed Volume 31, page
98, Deed records of Klamath County, Oregon, affecting SW $\frac{1}{4}$ SW $\frac{1}{4}$ of the above
Section 5; easements and rights of way of record or apparent on the land,
and to mortgage to Mildred D. Cunningham (now Mildred D. Bergen), dated
December 15, 1965, which mortgage grantee expressly assumes and agrees to
pay and perform according to its terms.

26 The true and actual consideration for this transfer is \$300,000.00.

27 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
28 grantee, its successors and assigns, forever. And the said Grantors do hereby
29 covenant to and with said grantee, its successors and assigns, that they are
30 the owners in fee simple of said premises; that they are free from all incum-
31 brances, except as above set forth, and that they will warrant and defend the
32 same from all lawful claims whatsoever, except those above set forth.

Page 1 - Warranty Deed

1 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 24th
2 day of April, 1972.

3 Robert E. Cheyne (SEAL)
4 Helen J. Cheyne (SEAL)
5 J. Bruce Owens (SEAL)
6 E. Marie Owens (SEAL)

7 STATE OF OREGON)
8 County of Klamath) SS April 24, 1972

9 Personally appeared the above named Robert E. Cheyne and Helen J. Cheyne,
10 husband and wife, and J. Bruce Owens and E. Marie Owens, husband and wife, and
11 acknowledged the foregoing instrument to be their voluntary act and deed.

12 Before me:

13 Caroline H. Marshall
14 Notary Public for Oregon

15 My Commission expires: Feb 9, 1974

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19 STATE OF OREGON,
20 County of Klamath
21 Filed for record at request of
22 GANONG, GORDON & SISEMORE
23 on this 11th day of May A.D. 1972
24 at 2:26 o'clock P.M. and duly
25 recorded in Vol. M 72 of DEEDS
26 PAGE 5027
27 Wm J. MILNE, County Clerk
28 By Gayle Craig Deputy
29 FEE \$4.00

30
31
32 Ret
GANONG, GORDON
& SISEMORE
ATTORNEYS AT LAW
838 MAIN STREET
KLAMATH FALLS, ORE.
97601