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Title Insurance & Trust Co.
P.O. Box 2069
Oakland, California

Vol 7 Page 5588

THIS INDENTURE WITNESSETH, that STEPHEN A. GIRARD, hereinafter known as Grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto JOSEPH F. ARROYO and DOLORES C. ARROYO, husband and wife, Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

IN TOWNSHIP 35 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN:

- Section 20: SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$
Section 28: W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 29: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 30: E $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{4}$
Section 31: NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, Lot 2, (excepting NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$);

IN TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN:

- Section 6: All
Section 7: N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$

IN TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN:

- Section 1: S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPT THEREFROM that portion of the above parcels conveyed to Klamath County by instrument recorded May 7, 1969, in Volume M-69 at page 3418 through 3423.

SUBJECT TO: Rights of Government bodies, if any, in and to that portion of the above described property lying below high water mark of North Fork of Sprague River or its tributaries; Easement and right of way, granted to The California Oregon Power Company, recorded June 5, 1951, in Book 247 at page 519, Deed Records of Klamath County, Oregon (affects SW $\frac{1}{4}$, NW $\frac{1}{4}$ Sec. 29; SE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 30; E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 31, all in Twp. 35 S., R. 14, EWM); Easement created by instrument recorded March 28, 1961, in Book 328 at page 226, Deed Records, in favor of The California Oregon Power Co., for electric power, over the S $\frac{1}{2}$ S $\frac{1}{2}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$, all in Sec. 6, Twp. 36 S., R. 14 EWM); Easement created by instrument recorded April 21, 1961 in Book 329 at page 46, Deed Records, in favor of Heaton Steel and Supply Inc., for a right of way for ingress and egress over Section 6, Twp. 36 S., R. 14, EWM; Easement recorded June 5, 1951, in Volume 247 at page 519, Deed Records of Klamath County, Oregon, to The California Oregon Power Company, (affects E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 31, Twp. 35 S., R. 14, EWM); Right of Way recorded March 28, 1961, in Deed Volume 328, page 224, for electrical transmission line in favor of California Oregon Power Company, over NW $\frac{1}{4}$ Sec. 7, Twp. 36 S., R. 14, EWM; NE $\frac{1}{4}$ & SE $\frac{1}{4}$ Sec. 1, Twp. 36 S., R. 13 EWM; Easement created by instrument recorded June 25, 1965, in Book 362 at page 447 Deed Records, in favor of United States of America, for roadway purposes (affects NW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 7, Twp. 36 S., R. 14, EWM and other property); Mortgage, including the terms and provisions thereof, to The Federal Land Bank of Spokane, a corporation, dated Sept. 2, 1960, recorded Sept. 26, 1960, in Vol. 198 at page 197, Mortgage Records of Klamath County, Oregon, which said Mortgage Grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer is \$689,703.38

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said

GANONG, GORDON
& SISEMORE
ATTORNEYS AT LAW
530 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 1.

1 Grantees as an estate by the entirety. And the said Grantor does hereby cove-
2 nant, to and with the said Grantees, and their assigns, that he is the owner in
3 fee simple of said premises; that they are free from all incumbrances, except
4 those above set forth, and that he will warrant and defend the same from all
5 lawful claims whatsoever, except those above set forth.

6 IN WITNESS WHEREOF, he has hereunto set his hand and seal this 9th day of
7 May, 1972.

Stephen A. Girard (SEAL)

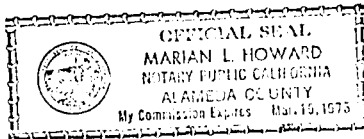
9 STATE OF CALIFORNIA)
County of Alameda) SS

May 12, 1972

10 Personally appeared the above named Stephen A. Girard and acknowledged the
11 foregoing instrument to be his voluntary act and deed.
Before me:

Marian L. Howard
Notary Public for California
My Commission Expires: 3-19-75

(SEAL)



17
18 STATE OF OREGON, } ss.
County of Klamath }

19
20 Filed for record at request of:
TRANSCAMERICA TITLE INS. CO
21 on this 24th day of May A. D., 1972
22 at 3.00 o'clock P. M. and duly
recorded in Vol. M 72 of DEEDS
Page 5546

23 WM. D. MILNE, County Clerk

24 Fee \$4.00 By *Hazel Drayton* Deputy.

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GANONG, GORDON
& SISEMORE
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Warranty Deed - Page 2.