

WARRANTY DEED

JUN 2 4 01 PM 1972

BILL D. RUSSELL and LEO T. ZELL, hereinafter called "Grantors," for the consideration hereinafter stated, to Grantors paid by RILEY C. MATTSON, hereinafter called "Grantee," do hereby grant, bargain, sell, and convey unto Grantee and his heirs and assigns that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

(47)

That certain piece or parcel of land described as follows:

Beginning at a point on the northerly boundary of Tract 805, ENTERPRISE TRACTS, as shown by the duly recorded plat thereof, which point is south 55° 08' east a distance of 225 feet from the most northerly corner of said Tract 805, and which point of beginning is the northeasterly corner of a parcel of land deeded by Ralph W. Stearns to S. Marie Stearns, and recorded in Klamath County Deed Volume 105 at page 93; thence south 55° 18' east along the northerly boundary of said Tract 805, a distance of 50 feet; thence south 34° 52' west at right angles to said northerly boundary a distance of 200 feet; thence north 55° 08' west parallel to said northerly boundary a distance of 135.6 feet, more or less, to the westerly boundary of said Tract 805; thence north along said westerly boundary a distance of 85.32 feet, more or less, to the southwesterly corner of a parcel of land deeded by R. H. Bunnell to Kate Fales and recorded in Deed Volume 106 at page 286, Records of Klamath County, Oregon; thence south 55° 08' east parallel to said northerly boundary a distance of 134.4 feet to the southeasterly corner of said S. Marie Stearns property; thence north 34° 52' east 130 feet to the point of beginning, being a portion of said Tract 805; excepting therefrom that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 26, 1946, in Deed Volume 191 at page 240, Records of Klamath County, Oregon.

PARCEL II:

Beginning at a point on the southwesterly boundary line of the right of way of the Dalles-California Highway from which the intersection of the said boundary line with the section line marking the boundary between Sections 3 and 4, Township 39 south, Range 9 East of the Willamette Meridian bears south 55° 52' east 570.0 feet distant; and running thence south 34° 08' west at right angles to the said boundary line 130.0 feet; thence north 55° 52' west parallel with the said boundary line 100.00 feet; thence north 34° 08' east 130.0 feet to a point in the said boundary line; thence south 55° 52' east along the said boundary line 100.0 feet to the point of beginning, and being a portion of Tract 805 of the ENTERPRISE

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TRACTS, according to the duly recorded plat of said tracts; excepting therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded May 22, 1943, in Deed Volume 155 at page 380, Records of Klamath County, Oregon.

To have and to hold the same unto Grantee and his heirs and assigns forever.

Grantors covenant to and with said Grantee and his heirs and assigns that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances except regulations, including levies, assessments, water and irrigation rights, and easements for ditches and canals of Klamath Irrigation District; and easement recorded June 26, 1946, in Deed Volume 191, page 240, Deed Records of Klamath County, Oregon; and that Grantors 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 \$62,750.00.

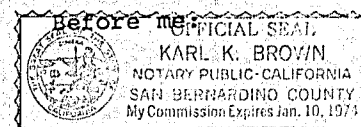
Witness Grantors' hands this 31st day of May, 1972.

Bill D. Russell
Bill D. Russell
Leo T. Zell
Leo T. Zell

STATE OF CALIFORNIA)
) ss.
County of SAN BERNARDINO

May 31, 1972

Personally appeared Bill D. Russell and acknowledged the foregoing instrument to be his voluntary act and deed.



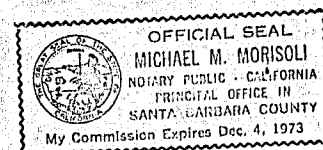
Karl K. Brown
Notary Public for California
My Commission Expires: JAN 10, 1974

326 So. 2nd St., Barstow, Calif. 92311
STATE OF CALIFORNIA)
) ss.
County of SANTA BARBARA

JUNE 1, 1972

Personally appeared Leo T. Zell and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Michael M. Morisoli
Notary Public for California
My Commission Expires: 12/4/73

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Transamerica Title Co.

on this 2nd day of June, A. D., 19 72

at 4:04 o'clock P. M. and duly

recorded in Vol. M-72 of DEEDS

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WM. D. MILNE, County Clerk

By Luisa Quintanilla Deputy.

Fee \$4.00