

1967/80
 KNOW ALL MEN BY THESE PRESENTS, That MILLET RANCH, a copartnership consisting of Ralph W. Stearns and W. V. Meade

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN F. SMITH, INC., a corporation

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of the real property described in Exhibit "A" attached hereto and thereby made a part hereof as if fully set forth hereat.

[IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE]

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT The right of Klamath County to levy any additional tax for the last 5, or lesser number of, years in which the real property herein described was subject to assessment as farm use, if any; reservations contained in United States Patents; reservations in deed from Klamath Irrigation District to C.V. Barton recorded in Vol. 106, page 636, Deed Records of Klamath County, Oregon; Pumping Agreement with United States of America recorded in Vol. 114, page 482, Deed Records of Klamath County, Oregon; irrigation and/or drainage agreements, contracts, water rights, easements, or rights of way of Klamath Project of U.S. Bureau of Reclamation and/or Klamath Irrigation District; easements and rights of way of record and apparent thereon 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 \$ 28,000.00

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this 27th day of June, 1972.

Ralph W. Stearns
 W. V. Meade

STATE OF OREGON, County of Klamath, ss. 27 June, 1972
 Personally appeared the above named Ralph W. Stearns and W. V. Meade

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
 Notary Public for Oregon
 My commission expires 8-5-75

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

MILLET RANCH

TO
 BEN F. SMITH, INC.

AFTER RECORDING RETURN TO

Ben F. Smith, Inc.
 P. O. Box 954
 El Monte, Calif. 91734

(DON'T USE THIS
 SPACE; RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

STATE OF OREGON,

County of ss.

I certify that the within instru-
 ment was received for record on the
 day of 19
 at o'clock M., and recorded
 in book on page

Record of Deeds of said County.
 Witness my hand and seal of
 County affixed.

Title.

By Deputy

The following described real property situate in Klamath County, Oregon, to-wit:

PARCEL 1: Beginning at a point on the South line of Section 35, Township 39 S. R. 11½ E.W.M. which lies North 89°53' West along the Section line a distance of 803.4 feet from the Southeast corner of Section 35, Township 39 S. R. 11½ E.W.M. and running thence; Continuing North 89°53' West along the South line of Section 35 a distance of 1402.6 feet to a point; thence North 0°11' East, a distance of 829 feet to a point; thence South 76°36' West a distance of 262.6 feet to an iron pin; thence North 62°16' West a distance of 177.4 feet to an iron pin; thence South 44°37' West a distance of 202.5' to an iron pin; thence South 85°26' West a distance of 213.7 feet to an iron pin on the East bank of a farm drain; thence North 65.0 feet to the center of Lost River; thence Northeasterly following the center line of Lost River upstream a distance of 1125 feet more or less to its intersection with that certain line shown as North 59°19' West 850 feet more or less, in the description on page 37, Book 218, Deed records of Klamath County, Oregon, extended; thence along the Westerly side of the property described in Volume 218, page 37, Deed Records of Klamath County, Oregon, thence along the following courses; South 59°19' East a distance of 953 feet to a point and South 33°29' East a distance of 869 feet to the point of beginning; said tract containing 26.66 acres, more or less in the SE¼SE¼, Lot 13 and Lot 12 in Section 35 Township 39 South Range 11½ EWM in Klamath County, Oregon.

Together with the right of use for irrigation and drainage purposes of all ditches, drains and other irrigation facilities across grantors adjoining land now used for those purposes, and also together with similar rights reserved unto grantor in deeds to Fiegi and wife recorded in book 218 at page 95 and to West and wife recorded in Book 227 at page 95, Klamath County Deed Records, but subject to the easements granted in said deeds.

PARCEL 2: Beginning at a point which lies West along the North line of Lot 3 a distance of 214.8 feet and South 0°39' East a distance of 1108.2 feet from the Northeast corner of Lot 3, Section 2, Township 40 South, Range 11 East Willamette Meridian, in Klamath County, Oregon, and running thence; Continuing South 0°39' East a distance of 864 feet to an iron pin; thence North 62°19' East a distance of 211.5 feet to a point on the east line of Lot 6; thence North along the east line of Lot 6 a distance of 462.1 feet to a point; thence North 33°17' West a distance of 364.8 feet more or less to the point of beginning, said tract containing 2.94 acres, more or less in Lots 3 and 6, Section 2, Township 40 South, Range 11 East Willamette Meridian in Klamath County, Oregon.

PARCEL 3: Beginning at an iron pin which lies West along the North line of Lot 3 a distance of 214.8 feet and South 0°39' East a distance of 781 feet from the northeast corner of Lot 3, Section 2, Township 40 South, Range 11 East Willamette Meridian in Klamath County, Oregon, and running thence: Continuing South 0°39' East a distance of 1991.8 feet to an iron pin; thence South 88°45' West a distance of 1167.7 feet to an iron pin; thence North 1°40' West a distance of 824.2 feet to an iron pin; thence North 48°21' East a distance of 494 feet to an iron pin; thence North 28°13' East a distance of 807.7 feet to an iron pin; thence North 71°24' East a distance of 278 feet to an iron pin; thence North 67°40' East a distance of 169.3 feet, more or less, to the point of beginning, said tract containing 40.3 acres, more or less, in Lots 3, 5, 6, 11 and 12 in Section 2, Township 40 South, Range 11 East Willamette Meridian, in Klamath County, Oregon.

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Together with the perpetual easement and right of way for road purposes over and along the present road leading from the South Poe Valley Road across said Lot 3 to the described premises, and together with the perpetual easements and rights of way through and over adjoining lands of grantors for irrigation and drainage purposes, including the right and easement to use existing ditches and flumes.

STATE OF OREGON,
County of Klamath }
Filed for record at request of
Klamath County Title
on this 7th day of July A.D. 19 72
at 9:44 o'clock P. M. and du.
Recorded in Vol. M72 of Deeds
ag. 7365
Wm D. MILNE, County Clerk
By Licia Quintana Deputy
Fee \$6.00