

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENIS HICKEY and JANE HICKEY, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by HICKEY RANCHES, INCORPORATED, a corporation, hereinafter called the Grantee, do hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, that certain real property, with the tenements, heridataments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL I.

S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 3, Township 41 S., Range 11 E.W.M., and that portion of NW $\frac{1}{4}$  of Sec. 10, Township 41 S., Range 11 E.W.M. lying North of the Northerly right of way line of the U.S.R.S. "D" Canal, containing approximately 80 acres.

PARCEL II:

That part of the NW $\frac{1}{4}$  of Section 10, Township 41 South Range 11 E.W.M. lying between the right of way of the U.S.R.S. "D" Canal and the right of way of the Great Northern Railway Company as both are now constructed upon the ground, more particularly described as follows: Beginning at center of Section 10, Thence W. along the East-West center line of said Section 10 to its point of intersection with the Northeasterly right of way line of said Great Northern Railway Company right of way; thence Westerly following the northeasterly line of said right of way to its intersection with the West line of said Section 10; thence Northerly along said West line of said Section 10 to its intersection with the Southerly line of the U.S.R.S. "D" Canal right of way; thence Southeasterly along said Southerly line of "D" Canal right of way to its intersection with the East line of said NW $\frac{1}{4}$ ; thence Southerly along the said East line of said NW $\frac{1}{4}$  to the point of Beginning, containing approximately 118.7 acres.

PARCEL III:

N $\frac{1}{2}$  NW $\frac{1}{4}$  of Section 15, Township 41 South, Range 10 East, W.M.

SUBJECT TO: Easements and rights of way of record or apparent on the land; acreage and use limitations, statutes, regulations, liens and assessments for irrigation or drainage purposes; and reservations and restrictions in deed from George E. Smith, et ux, et al to Felisberto Lourenco, dated January 19, 1951 recorded January 30, 1951 in Book 245 at page 60 Deed Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said Grantee, its successors and assigns forever.

TOWNSHIP  
Sec. 1:

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And Grantors hereby covenant to and with the Grantee and its successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances 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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$52,141.00.

IN WITNESS WHEREOF, The Grantors have executed this instrument on the 28th day of December, 1972.

*Denis Hickey*  
Denis Hickey  
*Jane Hickey*  
Jane Hickey

STATE OF OREGON )  
County of Klamath ) ss

December 28, 1972

Personally appeared the above named Denis Hickey and Jane Hickey, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

*Wilbur O. Brickner*  
Wilbur O. Brickner  
Notary Public for Oregon  
My commission expires Oct. 29, 1975

Before me:

*Wilbur O. Brickner*  
Notary Public for Oregon  
My comm. expires 10/29/75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of WILBUR O. BRICKNER

this 3rd day of January A.D. 1973 at 10:05 o'clock A.M., or

duly recorded in Vol. M 73, of DEEDS on Page 52.

FFE \$ 1.00

Wm D. MILNE, County Clerk

By *Hazel Drayton*