

WARRANTY DEED

THIS INDENTURE WITNESSETH, That ALBERT R. DEVINCENZI and IRENE DEVINCENZI, husband and wife, herein called "grantors", in consideration of SIX HUNDRED THOUSAND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to LAWRENCE C. JESPERSEN and RUBY L. JESPERSEN, husband and wife, as tenants by the entireties as to an undivided one-fourth interest in common; to FRANCIS E. JESPERSEN and EDNA M. JESPERSEN, husband and wife, as tenants by the entireties as to an undivided one-fourth interest in common; to KENNETH L. JESPERSEN and LORNA C. JESPERSEN, husband and wife, as tenants by the entireties as to an undivided one-fourth interest in common, and to LAWRENCE C. JESPERSEN, JR. and V. MAUREEN JESPERSEN, husband and wife, as tenants by the entireties as to an undivided one-fourth interest in common, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

SW 1/4 and W 1/4, Section 4; SW 1/4 and SE 1/4, Section 5; SW 1/4 and SE 1/4, Section 7; all of Section 8; W 1/4, W 1/2, and NE 1/4, Section 9; SW 1/4, S 1/2, and NW 1/4, Section 15; all of Section 16; all of Section 17; E 1/2 and NW 1/4, Section 20; W 1/2 and NE 1/4, Section 21; E 1/2 and NW 1/4, Section 22; W 1/2 and W 1/2, Section 23; W 1/2 and W 1/2, Section 26; E 1/2 and NW 1/4, Section 27; SW 1/4, Section 28; SE 1/4, Section 29; NE 1/4, Section 34; NW 1/4 and NW 1/4, Section 35, all in Township 37 S., R. 10 E.W.M. EXCEPTING therefrom any portion lying within existing roadways, ditches or canals.

- SUBJECT TO: (1) A portion of the property described herein has been classified as re-forestation land, and is subject to an annual forest fee, but upon cutting of the timber thereon, said lands will be subject to a yield tax under the provisions of said Forest Act.
- (2) The assessment roll and the tax roll disclose that a portion of the within-described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five years or lesser number of years in which the land was subject to the special land use assessment.
- (3) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
- (4) Reservations contained in United States Patents and State Deeds.
- (5) Reservations in deed from R. Von Berthelsdorf, et ux, to Oliver G. Bunker, dated October 1, 1934, recorded October 1, 1934, on Page 260 of Volume 100 of Deeds.

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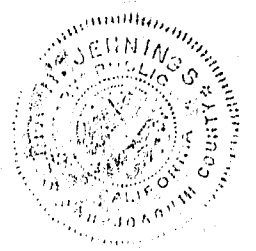
- (6) Reservations in deed from Klamath County, Oregon, to L. M. Hankins and Lloyd L. Hankins, recorded on Page 242 of Volume 156 of Deeds.
- (7) Agreement, including the terms and provisions thereof, between Mattie E. Marshall, a widow, and Albert R. Devincenzi, et ux, recorded April 27, 1948, in Volume _____, Page _____ of Deeds, and also recorded October 31, 1950, on Page 127 of Volume 243 of Deeds, affecting springs which form Edgwood Creek, sometimes called Helena Creek.
- (8) Agreement, including the terms and provisions thereof, between Albert R. Devincenzi, et ux, and H. Douglas White-line, dated February 10, 1947, recorded October 31, 1950, on Page 125, Volume 243 of Deeds, affecting water rights on Anderson Creek.
- (9) Right of Way, including the terms and provisions thereof, to The California Oregon Power Company for transmission line, dated May 4, 1953, recorded May 14, 1953, in Volume 260, Page 608, of Deeds.
- (10) Right of Way, including the terms and provisions thereof, given by Albert R. Devincenzi, et ux, to Pacific Power & Light Company, a Maine corporation, dated November 4, 1964, recorded January 6, 1965, in Volume 358, Page 450, Deed records of Klamath County, Oregon.
- (11) Right of Way Easement, including the terms and provisions thereof, given by A. R. Devincenzi, et ux, to Pacific Power & Light Company, a corporation, dated April 17, 1967, recorded April 27, 1967, in Volume M-67, Page 3116, Microfilm records of Klamath County, Oregon, and recorded May 5, 1967, in Volume M-67, Page 3396, Microfilm records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$600,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 21st day of ^{Sep.} ~~June~~, 1972.



Albert R. Devincenzi
Arone J. Devincenzi

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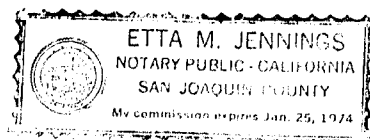
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STATE OF CALIFORNIA)
County of SAN JOAQUIN)

ss. September 21, 1972

Personally appeared the above-named ALBERT R. DEVINCENZI and
IRLENE DEVINCENZI, husband and wife, known to me to be the identical
persons described as grantors in the within Deed, and acknowledged
the foregoing instrument to be their voluntary act and deed.

Before me:



ETTA M. JENNINGS

Etta M. Jennings
NOTARY PUBLIC FOR CALIFORNIA

My Commission Expires Jan. 25, 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 3rd day of January A. D. 1973 at 12:20 o'clock P.M., and
duly recorded in Vol. M 73 of DEEDS on Page 70

FEE \$ 6.00

W. D. MELNE, County Clerk

W. D. Melne

(Warranty Deed - 3)

Rt. Lawrence C. Jespersen et al
Rt. 1 Box 631-C
Klamath Falls, Oregon.

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