

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. BUNNELL and HELEN MARIE BUNNELL, also known as Helen M. Bunnell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAM WONG & SON, 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:

The real property described in Exhibit "B" attached hereto and thereby made a part hereof as though 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 those set forth in the SUBJECT TO of Exhibit "B" attached hereto and thereby made a part hereof as though fully set forth hereat.

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 \$73,750.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) \$1000 option money deposit. Assumption of encumbrances of Federal Land Bank of Spokane. Cash representing the difference. In witnessing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 15th day of March, 1973.

James A. Bunnell.
Helen Marie Bunnell

STATE OF OREGON, County of Klamath) ss. 15 March, 1973.
Personally appeared the above named James A. Bunnell and Helen Marie Bunnell

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

(OFFICIAL SEAL)

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

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

James A. Bunnell and
Helen Marie Bunnell
TO
Sam Wong & Son, Inc.

AFTER RECORDING RETURN TO

Sam Wong & Son, Inc. ✓
% P. K. Puckett, Att.
538 Main Street
Klamath Falls, Oregon

(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 or as
filing fee number , Rec-
ord of Deeds of said County.
Witness my hand and seal of
County affixed.

By Title
Deputy

EXHIBIT "B"

A portion of Lot 5, Section 10, Township 41 South, Range 11 East of the Willamette Meridian, described as follows: Beginning at the one-quarter corner common to Section 9 and 10 of said Township and Range; thence South $89^{\circ} 58'$ East 3.51 chains, more or less, to the projection of the center line of the 9-E-2-Drain; thence South $34^{\circ} 26'$ East along the said center line 14.11 chains to its intersection with the North line of $S\frac{1}{2}N\frac{1}{2}SW\frac{1}{4}$ of said Section 10; thence West along said North line to the West line of said Section 10; thence North along said West line to the point of beginning.

The $SW\frac{1}{4}SE\frac{1}{4}$ and that portion of Lot 7 ($NW\frac{1}{4}SE\frac{1}{4}$), Section 10, Township 41 South, Range 11 East of the Willamette Meridian, lying Southerly of the Great Northern Railway Right of Way.

All that portion of Government Lot 1 in Section 15, Township 41 South, Range 11 East of the Willamette Meridian, lying West of the East line of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, extended South to the South line of said Lot 1.

A portion of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, described as follows: Beginning at the one-quarter corner common to Sections 9 and 10 of said Township and Range; thence South $89^{\circ} 58'$ East 3.51 chains, more or less, to the projection of the center line of the 9-E-2 drain; thence South $34^{\circ} 26'$ East along said center line 14.11 chains to its intersection with the North line of the $S\frac{1}{2}N\frac{1}{2}SW\frac{1}{4}$ of said Section 10; thence Easterly along said North line of $S\frac{1}{2}N\frac{1}{2}SW\frac{1}{4}$, 30.80 chains, more or less, to the East line of the $SW\frac{1}{4}$ of said Section 10; thence Northerly along the East line of the $SW\frac{1}{4}$ of said Section 10, 10 chains, more or less, to the northeast corner of the $NE\frac{1}{4}SW\frac{1}{4}$ of said Section 10; thence Westerly along the Northerly line of said $NE\frac{1}{4}SW\frac{1}{4}$ to the intersection of the said Northerly line with the Southwesterly right of way line of the Great Northern Railway Company railroad right of way; thence Northwesterly along said Southerly railroad right of way line to its intersection with the West line of said Section 10; thence Southerly along said West line of said Section 10 to the place of beginning. EXCEPTING THEREFROM that portion described as follows: A triangular parcel of land located in the Northeast corner of the Northeast corner of the $SW\frac{1}{4}$ of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, described as follows: Commencing at the Northeast corner of the $SW\frac{1}{4}$ of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, extending thence West along the Northerly line of said $SW\frac{1}{4}$ 366 feet, more or less, to the intersection of said line with the Northeasterly right of way line of the Great Northern Railway; thence Southeasterly along the Northeasterly right of way line of said Railway a distance of 399 feet, more or less, to the North-South center line of said Section 10; thence North along said center line a distance of 162 feet, more or less, to the point of beginning.

EXHIBIT "B"

J. B. B.
NMB

2757

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligation grantee assumes and agrees to pay and to perform; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; easements and rights of way of record and apparent thereon; agreement dated March 5, 1968, recorded March 20, 1968, in Volume M68, Page 2176, Microfilm Records of Klamath County, Oregon, between James A. Bunnell, et ux, and Stewart Nicholson, et ux, first parties, and Klamath Irrigation District, second party; mortgage liens, including the terms and provisions thereof, given by James A. Bunnell and Helen M. Bunnell, husband and wife, to the Federal Land Bank of Spokane, recorded in Volume M67, page 1260, and Volume M67, page 1263, Microfilm Records of Klamath County, Oregon, which grantee assumes and agrees to pay and perform.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co
 this 15th day of March A. D., 19 73 at 11:16 o'clock P. M., and duly recorded in
 Vol. M 73 of DEEDS on Page 2755

WM. D. MILNE, County Clerk

By Hazel R. [Signature]

FEE \$ 6.00

Exhibit "B"

J.P.B.
NMB