

KNOW ALL MEN BY THESE PRESENTS, That ERNEST E. WALLIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. STEERS and HAZEL FERN STEERS, husband and wife, as to an undivided one-half interest, and WILLIAM R. WYNN and BERNICE M. WYNN, husband and wife, as to an undivided one-half interest, 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:

Real property described in Exhibit "A" 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 Exhibit "A".

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 \$12,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which) $\textcircled{1}$ \$1,000.00 down payment. \$11,500.00 deferred balance secured by a contract at 7 3/4% In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 20th day of August, 1973.

Ernest E. Wallin

STATE OF OREGON, County of *Klamath* ss. *August 20*, 1973
Personally appeared the above named *Ernest E. Wallin*

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

(OFFICIAL SEAL)
0-081

Before me: *James L. Busby*
Notary Public for Oregon
My commission expires *Nov. 29, 1973*

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

WARRANTY DEED

Ernest E. Wallin

TO

Donald L. and Hazel Fern Steers and William R. and Bernice M. Wynn

AFTER RECORDING RETURN TO

WESTERN BANK
P. O. Box 1149
Klamath Falls, Ore. 97601

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

STATE OF OREGON

County of *Klamath* ss.

I certify that the within instrument was received for record on the *20* day of *August*, 19*73*, at *10* o'clock *A*.M., and recorded in book *13676* on page *8* or as filing fee number *13676-8*. Record of Deeds of said County. Witness my hand and seal of County affixed.

By *James L. Busby* Title Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

All the following described real property situate in Klamath County, Oregon:

A parcel of land situated in the SW 1/4 SE 1/4 of Section 1, Township 39, South, Range 9 East, W. M., Klamath County, Oregon more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of the Dalles California highway and the south line of said Section 1, said point being S. 89°56' W. a distance of 17.90 feet from the southwest corner of the SE 1/4 of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence N. 46°09' W. along the centerline of said highway a distance of 356.00 feet; thence N. 17°48' W. a distance of 63.18 feet to the intersection of the southwesterly bank of the Enterprise Irrigation District canal and the northeasterly right-of-way line of said highway; thence N. 17°48' W. along the right-of-way line of the canal 358.00 feet to the true point of beginning of the description; thence S. 43°51' W. 170.00 feet to the northeasterly right-of-way line of the State Highway; thence N. 46°09' W. along the highway right-of-way line 110.00 feet; thence N. 43°51' E. 209.77 feet to the southerly right-of-way line of the irrigation canal; thence S. 07°58' W. along the canal right-of-way line 49.08 feet; thence S. 17°48' E. along the canal right-of-way line 92.3 feet to the point of beginning less any land lying inside the State Highway right-of-way.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; any unpaid charges or assessments of the Enterprise Irrigation District; terms and provisions contained in deed from Ernest E. Wallin, also known as Ernest Wallin, to the State of Oregon, by and through its State Highway Commission dated April 26, 1972, recorded May 1, 1972, in Volume M-72, page 4624, Microfilm Records of Klamath County, Oregon; Indenture of Access, including the terms and provisions thereof, given by and between the State of Oregon, and Ernest E. Wallin, dated May 29, 1973, and recorded June 7, 1973, in Microfilm Records M-73, page 6987, Records of Klamath County, Oregon; and easements and rights of way apparent on the premises.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 10th day of OCTOBER A. D. 1973 at 2:45 o'clock P.M., and
duly recorded in Vol. M 73, of DEEDS on Page 13676

FEE \$ 4.00

Wm D. MILNE, County Clerk

Wm D. Milne

C. E. W.

EXHIBIT "A" TO WARRANTY DEED