

KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Emmich

Box 166, Sprague River, Oregon 97639, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James R. De Baun,  
as trustee pursuant to declaration of trust dated September 7, 1972,  
19606 Linnet, Tarzana, California  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

T36S R 12 E WM Section 36: E  $\frac{1}{2}$  and E  $\frac{1}{2}$  of NW  $\frac{1}{4}$  and also,  
an easement for a road right of way 50 feet in width along  
the west side of the east line of Section 25, Twp 36 S. Range  
12 EWM from a point where that certain access easement described  
in an instrument dated June 20, 1967 and recorded in M 67 at  
page 4669 record of Klamath County, Oregon, thence south to  
the north line of Section 36, Twp 36 S. R 12 EWM. Also the  
right to use jointly with the grantor herein the rights retained  
by them in that certain easement heretofore granted by the  
grantor by instrument found in M-67 at page 4669 of the record  
of Klamath County, Oregon.

Subject to: rights, rights of way, easements of record, those  
apparent on the land and to a geothermal subsurface lease.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is

the whole consideration (indicate which).

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 10<sup>th</sup> day of August, 1973.

STATE OF OREGON, County of Klamath, ss.  
Personally appeared the above named Clifford J. Emmich

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

Before me, Helen D. Speckner  
Notary Public for Oregon  
My commission expires 11/25/76

(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.

Special  
WARRANTY DEED

TO

AFTER RECORDING RETURN TO  
James DeBaun  
as above

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

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instru-  
ment was received for record on the  
15 day of Oct., 1973,  
at 11:50 o'clock A.M., and recorded  
in book M-73 on page 13811  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk Title.

By Hazel D. Dargatzis Deputy