

ALSO a tract of land situated in Lots 1, 5 and 6, Section 18, and Lots 5, 6, 7, Section 19, all in Township 38 S., R. 9 E.W.M., more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of the presently located Lakeport Boulevard, said point being N. 89°54' W. a distance of 12.23 feet from the gas pipe monument on the NW corner of "Pelican City" subdivision, said gas pipe monument being N. 89°54' W. a distance of 1995.5 feet from the SE corner of said Section 18; thence Northwesterly along the Easterly right of way line of Lakeport Boulevard to its point of intersection with the Westerly right of way line of the railroad spur known as "Hanks Spur", said point being a distance of 50 feet measured at right angles from the centerline of said spur; thence Southeasterly along the Westerly right of way of said spur to an iron pin marking the Northeast corner of Lot 1, "Pelican City" subdivision; thence S. 79°40' W. along the N. line of said Lot 1 a distance of 35.2 feet (32.4 feet by record) to the NW corner of said Lot 1; thence Westerly on a straight line to the point of beginning.

ALSO beginning at an iron pin located on the intersection of the Northeasterly right of way line of the railroad spur known as "Hanks Spur" and the South line of Section 18, Township 38 S., R. 9 E.W.M., said point being S. 89°54' E. a distance of 215.85 feet from the gas pipe monument marking the NW corner of "Pelican City" subdivision, said gas pipe monument being N. 89°54' W. a distance of 1995.5 feet from the SE corner of said Section 18; thence Northwesterly parallel with and 50 feet distant at right angles from the centerline of said railroad spur a distance of 1130 feet, more or less, to an iron pin, said pin being N. 34°23' W. a distance of 982.8 feet from the gas pipe monument on the NW corner of "Pelican City"; thence N. 40°37' E. a distance of 149.8 feet to an iron pin located on the Southwesterly right of way of the Southern Pacific Railroad; thence Southeasterly parallel with and 50 feet distant at right angles from the centerline of said railroad to an iron pin at the intersection with the S. line of said Section 18; thence N. 89°54' W. a distance of 56.35 feet (58.3 feet by deed record), more or less, to the point of beginning.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. (2) Contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; rights of way for roads, ditches, canals and conduits. (3) Agreement and easement relative to spur, including the terms and provisions thereof, between Klamath Development Company, a corporation, and Pelican Bay Lumber Company, a corporation, recorded October 8, 1913, in Deed Volume 41, Page 60, records of Klamath County, Oregon. (4) Right of way for transmission line, including the terms and provisions thereof, given by Pelican Bay Lumber Company, an Oregon corporation, to The California Oregon Power Company, a California corporation, recorded January 7, 1928, in Deed Volume 79, Page 319, records of Klamath County, Oregon. (5) Right of way for transmission line, including the terms and provisions thereof, given by Car-Ad-Co. Company, an Oregon corporation, to The California Oregon Power Company, a corporation, dated December 10, 1948, recorded January 11, 1949, in Deed Volume 228, Page 12, records of Klamath County, Oregon. (6) Rights of the Federal Government, the State of Oregon and the general public in any portion of the herein-described property lying below the high water mark of Klamath Lake. (7) Rights of the public in and to that portion of the herein-described property lying within the limits of any road or highway and/or canals and easements for public utilities. (8) License, including the terms and provisions thereof, given by Klamath Development Company, a corporation, to

Pacific Power & Light Company, dated September 28, 1970,  
recorded October 1, 1970, in Volume M-70, Page 8777,  
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 grantee, its successors and  
assigns forever. Said grantor does covenant to and with said grantee,  
its successors and assigns, that it is the owner of said premises, being  
lawfully seized in fee simple thereof; that said premises are free from  
all encumbrances, except as stated above; and that it and its successors  
and representatives will warrant and defend the same from all lawful  
claims whatsoever.

The true and actual consideration for this transfer is \$45,000.00.

IN WITNESS WHEREOF, KLAMATH DEVELOPMENT COMPANY, pursuant to a  
resolution of its board of directors, has caused these presents to be  
signed by its President and Secretary this 28 day of December, 1973.

KLAMATH DEVELOPMENT COMPANY

By E. J. Shipsey  
President

By Mildred Lewis  
Secretary

STATE OF OREGON }  
County of KLAMATH }

ss. December 28, 1973

Personally appeared E. J. Shipsey and

Mildred Lewis, who, being first duly sworn, did say

that they are the President and Secretary, respectively, of KLAMATH  
DEVELOPMENT COMPANY, a corporation, and that the foregoing deed was  
signed in behalf of said corporation by authority of its board of  
directors; and they acknowledged said instrument to be its voluntary  
act and deed.

Before me:



Caroline A. Marshall  
NOTARY PUBLIC FOR OREGON  
My commission expires Feb. 9, 1974

(Warranty Deed - 3)



STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
KLAMATH COUNTY TITLE CO

on this 2nd day of JANUARY A. D., 19 73  
at 4:08 o'clock P. M. and duly  
recorded in Vol. M 73 of DEEDS  
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WM. D. MILNE, County Clerk

Fee \$ 8.00 By *Michael L. Milne* Deputy.

*Return To:*

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