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WHEN RECORDED MAIL TO:

GIACOMINI, JONES & ZAMSKY
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON

MAIL TAX STATEMENTS TO: ✓
OREM LAND COMPANY
Star Route
Merrill, Oregon 97633

Vol. *104* Page 3224

STATE OF OREGON

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

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

KNOW ALL MEN BY THESE PRESENTS That OREM & SON, a co-partnership, consis-
ting of IRA F. OREM and HARRY L. OREM
hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by OREM LAND COMPANY, an Oregon 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Legal Description attached hereto as Exhibit "A".

(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.

the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).® Transfer for stock of Grantee.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 6th day of March, 1974.

Ira F. Orem
Harry L. Orem

STATE OF OREGON, County of Klamath, ss. March 6, 1974
Personally appeared the above named OREM & SON, a co-partnership consisting of
Ira F. Orem and Harry L. Orem
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Shirley A. Jandy*
Notary Public for Oregon
My commission expires 9-14-75

(OFFICIAL SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ZAMSKY
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON

3225

Description

PARCEL 1

All that portion of the East half of East half of Section 8 lying North and East of Lost River;

The following described portion of Lot 2 of Section 8: Beginning at the Northeast corner of Lot 2, Section 8, Township 41 South, Range 11 East Willamette Meridian; thence due South 11 chains; thence West 4.67 chains; thence due North 12.25 chains to the North boundary of said Lot 2; thence due East 4.50 chains to the place of beginning, being a part of said Lot 2, containing 5.23 acres, more or less;

The Northwest quarter, the West half of Southeast quarter, and all of that portion of the Southwest quarter of Section 9 lying Northerly and Easterly of Lost River;

All that portion of the West half of Northeast quarter and of the Northwest quarter of Section 16 lying Northerly and Easterly of Lost River, except the following described portion thereof: That part of Lot 2 and of Lot 9 of Section 16 lying South of the "J" Canal and Easterly of the new State Highway containing 7.8 acres, more or less;

Lot 13 of Section 16;

All of the above described property situated in Township 41 South, Range 11 East of Willamette Meridian.

SAVING AND EXCEPTING from the above described property the following:

Right of way conveyed to the Modoc Northern Railway Company by deed recorded on page 138 of Vol. 30 of Deeds and by deed recorded on page 528 of Vol. 34 of Deeds, records of Klamath County, Oregon.

Right of way conveyed to the Great Northern Railway Company by deed recorded on page 627 and on page 628 of Vol. 84 of Deeds.

Right of way conveyed to Central Pacific Railway Company by deed recorded on page 322 of Vol. 85 of Deeds.

Right of way conveyed to the United States of America for Lower Lost River Channel Improvement by deed recorded on page 168 of Vol. 261 of Deeds.

PARCEL 2

In Section 17, Township 41 South, Range 11 East, W.M.:

Lot 5; the S1/2 NE1/4 NW1/4; the S1/2 NE1/4 NE1/4; the South 660 feet of Lot 6; Lot 1 except the North 660 feet; the N1/2 SW1/4 NW1/4; the N1/2 SW1/4 NE1/4; the N1/2 SE1/4 NE1/4; the North 660 feet of Lot 2; and Lot 7 except the South 660 feet;

In Section 16, Township 41 South, Range 11 East, W.M.:

Exhibit "A"

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PARCEL 2, continued

The N1/2 SW1/4 NW1/4; all that portion of the S1/2 NW1/4 NW1/4 and of the South 660 feet of Lot 4, and of the North 660 feet of Lot 5 lying South and West of Lost River, except 4.3 acres, more or less, heretofore conveyed to the U.S.A. by deed recorded January 6, 1923 in Volume 59 at page 447 of Deed Records of Klamath County, Oregon;

together with 245 shares of stock in the Van Brimmer Ditch Company, which represents water rights for the land and goes with the land.

PARCEL 3

All that portion of the West half of Section 7, Township 41 South, Range 11 East W.M., lying Northerly of Lost River, EXCEPTING that portion thereof described as follows:

Commencing at the quarter section corner on the West boundary of said Section 7, running thence due East along the Southerly line of Lot 2 of said Section, a distance of 10 chains; thence due South 2 chains to the left or north bank of Lost River; thence following the meander line of said river upstream to its intersection with the West boundary line of said Section 7; and thence North on said boundary line to the place of beginning, AND ALSO EXCEPTING THEREFROM the following:

That portion of the S1/2 NW1/4 of Section 7, Township 41 South, Range 11 East W.M. conveyed to Central Pacific Railway Company by deed dated January 21, 1929, recorded February 15, 1929, in Deed Vol. 85 at page 302, Records of Klamath County, Oregon.

That portion of above described property conveyed to United States of America by deed dated April 26, 1933, recorded May 26, 1933, in Deed Vol. 101 at page 91, Records of Klamath County, Oregon.

That portion of the above described property conveyed to United States of America by deed dated September 13, 1938, recorded December 12, 1938, in Deed Vol. 119 at page 165, Records of Klamath County, Oregon.

PARCEL 4

The SE1/4 SE1/4 and all that part of Lot 8 lying South of the U.S.R.S. Irrigation lateral known as the Robinson Lateral as now located and constructed, which lateral extends across said Lot 8 in an Easterly-Westerly direction, all in Section 9, Township 41 South, Range 11 East of the Willamette Meridian.

ALSO all that part of Lot 1 of Section 16, Township 42 South, Range 11 East of the Willamette Meridian lying North of the U.S.R.S. "J" Canal as now located and constructed.

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Exhibit "A"

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PARCEL 5

All that portion of Government Lots 4, 5 and 6 lying South of the Dalles-California Highway, and Lots 9, 10, 11 and SW1/4 SW1/4, NW1/4 SE1/4 and Farm Unit "A" according to the Farm Unit Plat, or Lots 12, 13 and 14, all in Section 11, and Lots 11 and 12, Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Lots 4 and 5, Section 11, lying South of the Dalles-California Highway, described as follows:

Beginning at the Southeasterly corner of the intersection of the Dalles-California Highway (running East and West) and the County Road (running North and South) thence South along the Easterly right of way line of the said County Road a distance of 786 feet; thence East and parallel to the Dalles-California Highway a distance of 610 feet; thence North and parallel to the County Road a distance of 786 feet; thence West along the Southerly right of way line of the said Dalles-California Highway a distance of 610 feet to the point of beginning.

ALSO EXCEPTING from the S1/2 SW1/4 Section 11, any portion lying Southerly of the Great Northern Railway right of way.

AND ALSO EXCEPTING any portion of Lot 11, Section 12 lying East of the existing drain ditch.

PARCEL 6

All that portion of the S1/2 N1/2 SW1/4 and S1/2 SW1/4 of Section 10 and all that portion of Lots 2 and 3 of Section 15 which lies West of the West line of the 9-E-2 Drain which runs North and South through the SE1/4 SW1/4 of Section 10 and which lies West of the West line of said Drain extended North to the North line of the S1/2 NE1/4 SW1/4 and South to the South line of Lot 2 of Section 15, all lying in Township 41 South, Range 11 East, Willamette Meridian.

SAVING AND EXCEPTING therefrom all that portion of Lots 2 and 3 of said Section 15 situate in the following described parcel: Beginning at the Southwest corner of Lot 3; thence following the boundary line North 84°45' East 1815 feet; thence North 76°30' East 852 feet to the Southerly corner of Lot 2; thence West 2652 feet, more or less, to the West line of Lot 3; thence South to the point of beginning.

Together with an easement for ingress and egress to and from the above described property over the North 30 feet of the SE1/4 SW1/4 of said Section 10.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Special assessment as farm use and the right of Klamath County to levy additional taxes for the last 10 or lesser number of years in which said real property is subject to land use assessment, which grantee assumes and agrees to pay; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Rights of the public in and to any portion of the above described real property lying within the limits of roads and highways; Rights of Governmental bodies

Exhibit "A"

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SUBJECT TO continued

in and to any portion lying below mean high water mark of Lost River; Agreement, including the terms and provisions thereof, between the United States of America and H. O. Cox, et al, recorded July 14, 1948, in Deed Volume 222 at page 455, Records of Klamath County, Oregon; Waiver of Riparian Rights as set out in instrument executed by Fred L. Pope, et ux, dated August 9, 1905, recorded September 16, 1905 in Deed Vol. 18 at page 362, Records of Klamath County, Oregon; A perpetual easement given to the United States of America with the right to enter upon for the maintenance of irrigation canal, by instrument recorded October 19, 1916, in Deed Vol. 46 at page 196, Records of Klamath County, Oregon; Reservations as set forth in an instrument recorded April 5, 1943, in Deed Vol. 154 at page 246; Easement, including the terms and provisions thereof, to United States of America, dated August 15, 1916, recorded October 20, 1916, Deed Vol. 46, page 215, Records of Klamath County, Oregon; Agreement relative to drain ditches, including the terms and provisions thereof, dated March 5, 1968, recorded March 20, 1968, Deed Vol. M68, page 217, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent thereon.

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
GIACOMINI, JONES & ZAMSKY
on this 8th day of MARCH A. D., 1974
at 3:30 o'clock P. M. and duly
recorded in Vol. M 74 of DEEDS
Page 3224

WM. D. MILNE, County Clerk
By *Hazel Drager* Deputy.
Fee \$ 10.00

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