

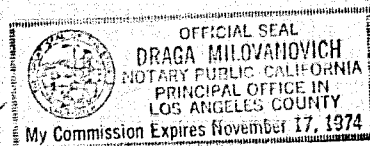
1967/50  
**KNOW ALL MEN BY THESE PRESENTS**, That **MT. SCOTT PROPERTIES, A Joint Venture**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called the grantee, **THE BANK OF CALIFORNIA, N. A.**, as Trustee, does hereby grant, bargain, 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:

(SEE EXHIBIT "A" ATTACHED.)

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 for the easements, liens, and restrictions of record.

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 \$ **None**.  
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).  
 In construing this deed and where the context so requires, the singular includes the plural.  
 WITNESS grantor's hand this **18** day of **December**, 1973.  
 By: *Allan E. Schulman*

TO 449 C  
 (Corporation)  
 STATE OF CALIFORNIA }  
 COUNTY OF **Los Angeles** } ss.  
 On **December 18, 1973** before me, the undersigned, a Notary Public in and for said State, personally appeared **Allan E. Schulman** known to me to be the **Manager, Partner** of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.  
 WITNESS my hand and official seal.  
 Signature *Draga Milovanovich*  
 Name (Typed or Printed) \_\_\_\_\_



AFTER RECORDING RETURN TO  
**THE BANK OF CALIFORNIA, N.A.**  
 845 So. Figueroa Street  
 Los Angeles, Ca. 90017  
 Attn: Subdivision Trust  
 Pat Nolan (H.R. Billings)

(This area for official notarial seal)  
 TIES WHERE USED.)  
 Record of Deeds of said County.  
 Witness my hand and seal of County affixed.  
 \_\_\_\_\_ Title.  
 By \_\_\_\_\_ Deputy

9 2 10 11 12



EXHIBIT "A"

5767

All that property situate in the County of Klamath,  
State of Oregon described as follows:

In Township 31 South, Range 7 East of the  
Willamette Meridian:

PARCEL 1, SECTION 1: Lots 1 and 2, South  
half Northeast quarter, Southeast quarter BUT  
EXCEPTING from Lot 2 Highway #97 right of way  
conveyed to the State of Oregon in Deed Book  
190 at page 16.

PARCEL 2, SECTION 12: Northeast quarter,  
Southeast quarter,

Subject to the following exceptions:

1. There is expressly excepted from the foregoing  
PARCEL 1 and PARCEL 2 all of those lands situated  
within Tract A and Tract B as shown on the Pre-  
liminary Plat of Mount Scott Meadows, Tract No.  
1027, attached hereto as Exhibit "B", which map  
has been accepted by and is on file with the  
Klamath County Planning Commission.
2. There is further expressly excepted from the  
foregoing PARCEL 1 and PARCEL 2 that certain parcel  
designated as "Existing Artesian Well" which is a  
portion of Lot 4, Block 7, of the Preliminary Plat  
of Mount Scott Meadows, Tract No. 1027, attached  
hereto as Exhibit "B", which map has been accepted  
by and is on file with the Klamath County Planning  
Commission.
3. There is further expressly excepted from the  
foregoing PARCEL 1 and PARCEL 2 a non-exclusive  
easement of access to all existing wells, irrigation  
structures, drainage canals, and drainage ditches,  
including Scott Creek and the canals shown on the  
map attached hereto as Exhibit "B". Together with  
access rights for purposes of maintenance and repair  
as follows:
  - a. A strip of land thirty (30) feet on each  
side of the center line of Scott Creek as said  
Creek is shown on the above referred to Pre-  
liminary Plat of Mount Scott Meadows, Tract No.  
1027.
  - b. A fifteen (15) foot strip of land lying  
North of and adjacent to the center line of the  
canal, which center lies along the South line of  
Lots 4, 5, 7, 8 and 9 of Block 7 as shown on the  
Preliminary Plat of Mount Scott Meadows, Tract  
No. 1027.
  - c. A fifteen (15) foot strip of land lying  
North of and adjacent to the center line of the  
canal shown on the North line of Lots 20 and 21,  
Block 11, and the North lines of Lot 1, Block 24,  
as shown on the Preliminary Plat of Mount  
Scott Meadows, Tract No. 1027.
  - d. A fifteen (15) foot strip of land lying  
North of and adjacent to the center line of  
the canal shown traversing Lot 5, Block 17,  
and Lot 11, Block 16, on the above referred  
to Preliminary Plat of Mount Scott Meadows,  
Tract No. 1027.
  - e. A strip of land fifteen (15) feet in width  
lying East of and adjacent to the center line  
of the canal which traverses in a North and  
South direction through Blocks 11, 15, 17 and  
the Easterly boundary of Block 21 as shown on  
the Preliminary Plat of Mount Scott Meadows,

5768

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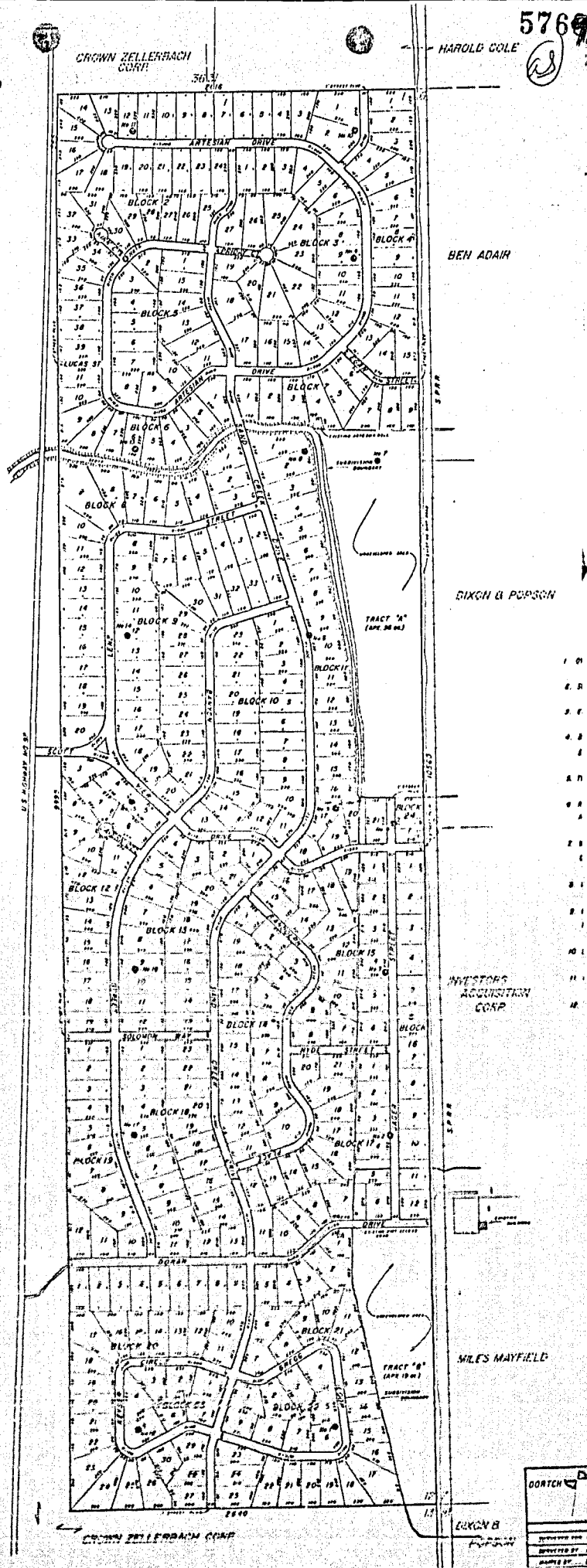
EXCEPTING FROM LOT 2 Highway #97 right of way conveyed to the State of Oregon in Deed Book 190 at page 16.

PARCEL 2, SECTION 12: Northeast quarter, Southeast quarter,

Subject to the following exceptions:

1. There is expressly excepted from the foregoing PARCEL 1 and PARCEL 2 all of those lands situated within Tract A and Tract B as shown on the Preliminary Plat of Mount Scott Meadows, Tract No. 1027, attached hereto as Exhibit "B", which map has been accepted by and is on file with the Klamath County Planning Commission.
  2. There is further expressly excepted from the foregoing PARCEL 1 and PARCEL 2 that certain parcel designated as "Existing Artesian Well" which is a portion of Lot 4, Block 7, of the Preliminary Plat of Mount Scott Meadows, Tract No. 1027, attached hereto as Exhibit "B", which map has been accepted by and is on file with the Klamath County Planning Commission.
  3. There is further expressly excepted from the foregoing PARCEL 1 and PARCEL 2 a non-exclusive easement of access to all existing wells, irrigation structures, drainage canals, and drainage ditches, including Scott Creek and the canals shown on the map attached hereto as Exhibit "B". Together with access rights for purposes of maintenance and repair as follows:
    - a. A strip of land thirty (30) feet on each side of the center line of Scott Creek as said Creek is shown on the above referred to Preliminary Plat of Mount Scott Meadows, Tract No. 1027.
    - b. A fifteen (15) foot strip of land lying North of and adjacent to the center line of the canal, which center lies along the South line of Lots 4, 5, 7, 8 and 9 of Block 7 as shown on the Preliminary Plat of Mount Scott Meadows, Tract No. 1027.
    - c. A fifteen (15) foot strip of land lying North of and adjacent to the center line of the canal shown on the North line of Lots 20 and 21, Block 11, and the North lines of Lot 1, Block 24,as shown on the Preliminary Plat of Mount Scott Meadows, Tract No. 1027.
  - d. A fifteen (15) foot strip of land lying North of and adjacent to the center line of the canal shown traversing Lot 5, Block 17, and Lot 11, Block 16, on the above referred to Preliminary Plat of Mount Scott Meadows, Tract No. 1027.
  - e. A strip of land fifteen (15) feet in width lying East of and adjacent to the center line of the canal which traverses in a North and South direction through Blocks 11, 15, 17 and the Easterly boundary of Block 21 as shown on the Preliminary Plat of Mount Scott Meadows, Tract No. 1027.
4. There is further expressly excepted from the foregoing PARCEL 1 and PARCEL 2 an exclusive easement for the withdrawal of water from the artesian well located on the property described in Exception "1" and an exclusive easement to withdraw water from the creek, canals, and systems described in Paragraph "2" above.





STATE OF OREGON; COUNTY OF KLAMATH: ss.  
Filed for record at request of STATE OF OREGON  
this 9th day of May A. D., 1974, at 12:55 o'clock P.M., and duly recorded in  
Vol. M 74 of DEEDS on Page 5766  
FEE \$ 8.00  
WM. D. MILNE, County Clerk  
By Hazel Major Deputy

MAY 9 2 54 PM 1974  
MAY 9 2 27 PM 1974

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