

thence S. 06° 34' 14" E. along said west bank 70.67 feet to a 5/8 inch iron pin; thence S. 14° 09' 29" W. along said west bank 240.37 feet to a 5/8 inch iron pin; thence S. 23° 11' 27" W. along said west bank 32.33 feet to a 5/8 inch iron pin; thence N. 87° 07' 34" W. 732.17 feet to a 5/8 inch iron pin on the east right-of-way line of the County Road; thence N. 34° 16' 09" E. along said east line 118.57 feet to a 5/8 inch iron pin; thence along said east line on the arc of a curve to the left (central angle=23° 22' 45" and radius=530 feet) 216.26 feet to a 5/8 inch iron pin; thence East 645.45 feet to the True Point of Beginning of this description, containing 5.01 acres, more or less.

SUBJECT TO:

1. Reservations, restrictions and rights of way of record and those apparent upon the land.
2. Taxes for the year 1971.72, a lien not yet payable.
3. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
5. Any unpaid charges or assessments of Horsefly Irrigation District.
6. Right of Way, including the terms and provisions thereof, given by Horsefly Irrigation District to the California Oregon Power Company, a corporation, dated March 26, 1931, recorded April 15, 1931, Deed Vol. 95, page 111, records of Klamath County, Oregon, for construction and maintenance of power lines.
7. Right of Way, including the terms and provisions thereof, given by Ronald V. Ketcham and Madeline M. Ketcham, husband and wife, to The California Oregon Power Company, a California corporation, dated March 23, 1953, recorded March 26, 1953, Deed Vol. 259 page 608, records of Klamath County, Oregon, for construction and maintenance of power lines.
8. Easement and right of way for gas pipe line, including the terms and provisions thereof, given by Ronald V. Ketcham and Madeline M. Ketcham, husband and wife, to El Paso Natural Gas Co., a corporation, dated January 10, 1961, recorded January 30, 1961, Deed Vol. 327 page 115, records of Klamath County, Oregon.

TO HAVE AND TO HOLD THE same unto the said Grantee and Grantee's heirs, successors and assigns forever.

WARRANTY DEED, PAGE TWO.

1 And said Grantor hereby covenants to and with said Grantee
 2 and Grantee's heirs, successors and assigns, that Grantor is
 3 lawfully seized in fee simple of the above granted premises, free
 4 from all encumbrances, except as above stated, and that Grantor
 5 will warrant and forever defend the above granted premises and
 6 every part and parcel thereof against the lawful claims and de-
 7 mands of all persons whomsoever, except those claiming under the
 8 above described encumbrances.

9 The true and actual consideration paid for this transfer,
 10 stated in terms of dollars, is \$5,000.00.

11 In construing this deed and where the context so requires,
 12 the singular includes the plural.

13 WITNESS Grantor's hand this 31 day of July 1971.
 14 1971.

15 Ronald V. Ketcham

16 Madeline M. Ketcham

17
 18
 19 STATE OF OREGON)
 20) ss.
 County of Klamath)

21 Personally appeared the above named RONALD V. KETCHAM and
 22 MADELINE M. KETCHAM, husband and wife, and acknowledged the fore-
 23 going instrument to be their voluntary act and deed.

24 BEFORE ME this 31 day of July, 1971.

25 Ralph J. Adams
 26
 27 NOTARY PUBLIC FOR OREGON
 28 My Commission expires July 1/1974

29
 30
 31 Robert Lawrence B. Walker & Helen A. Brink
 32 1612 Main Street

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Lawrence P. Walker and Helen C. Brink

this 15 day of August A. D., 1974 at 4:07 o'clock P.M., and duly recorded in
 Vol. 11-74 of deeds on Page 2277

6.00

WM. D. MILNE, County Clerk

By A. J. Deane Deputy