

KNOW ALL MEN BY THESE PRESENTS, That
WILLIS FRANKLIN WILSON and GLADYS MARGARET WILSON, husband and
wife,

for the consideration hereinafter stated to the grantor paid by RICHARD C. TYLER and
DONNA M. TYLER, husband and wife,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and
appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of
Oregon, described as follows, to-wit:

PARCEL 1: SE 1/4 of Section 6, and the SW 1/4 of Section 5, and all that
portion of the NW 1/4 of Section 5 lying and being South of the Langell
Valley Market Road running through said Section, all being in Township 40
South, Range 13, E.W.M.;

PARCEL 2: The N 1/2 NE 1/4 of Section 7, Township 40 South, Range 13, E.W.M.

EXCEPTING THEREFROM portions conveyed to U.S.A. by Deed Volume 63, Page 449,
and deed Volume 61, page 282, Records of Klamath County, Oregon

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
except (SEE REVERSE)

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 \$ 118,227.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate where).

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the _____ day of
January, 19 75; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-
porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Willis Franklin Wilson
Gladys Margaret Wilson

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 15, 19 75.

Personally appeared the above named
WILLIS FRANKLIN WILSON and GLADYS
MARGARET WILSON
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Robert L. Hart*
Notary Public for Oregon
My commission expires:
8-2-1976

STATE OF OREGON, County of _____) ss.
January 15, 19 75.

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

NOTE—The symbols between the symbols ©, if not applicable, should be deleted. See ORS 93.020.

WARRANTY DEED

Willis F. Wilson and
Gladys Margaret Wilson

Richard C. Tyler and

Donna M. Tyler

AFTER RECORDING RETURN TO

Vendees at
Route 3, Box 384 A
Klamath Falls, OR 97601

Wm. Nicholson & Co
323 Main St.
City

STATE OF OREGON

County of _____

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 _____ Deputy

SEND TAX STATEMENTS TO: Richard and Donna Tyler, Rt. 3, Bx, 384A, K. Falls, Oregon

SUBJECT TO:

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1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. All contracts and agreements with the United States of America and Langell Valley Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals and laterals heretofore conveyed or used in connection therewith;
3. Easement, including the terms and provisions thereof, executed by Delbert E. Carr and Erma Carr, husband and wife, to Klamath County, Oregon, for drainage ditch purposes, dated February 11, 1954, and recorded February 11, 1974, on page 284 of Volume 265 of Deeds, record of Klamath County, Oregon;
4. Mortgage, including the terms and provisions thereof, given to secure the payment of \$33,500.00, given by Charles Keck and Delores G. Keck, husband and wife, to The Prudential Insurance Company of America, dated February 28, 1967, recorded March 6, 1967, in Mortgage Volume M67, page 1514, Microfilm Records of Klamath County, Oregon, which Mortgage Grantees assume and agree to pay in accordance with the terms and provisions thereof;
5. Mortgage, including the terms and provisions thereof, given by Willis Franklin Wilson and Gladys Margaret Wilson, husband and wife, to Charles Keck and Dolores G. Keck, husband and wife, dated August 29, 1967, recorded September 1, 1967, in Volume M67 at page 6865, Microfilm records of Klamath County, Oregon, to secure the payment of \$28,500.00, which Mortgage Grantees assume and agree to pay in accordance with the terms and provisions thereof;
6. Lease, including the terms and provisions thereof, dated June 12, 1973, recorded August 17, 1973, in Volume M73 at page 11160 in favor of Dowdle Oil Corporation, being a geothermal lease over the S 1/2 NW 1/4, and the SW 1/4 of Section 5, Twp. 40 South, Range 13, E.W.M.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 15th day of JANUARY A. D. 1975 at 4:45 o'clock P.M., and

duly recorded in Vol. M 75, of DEEDS on Page 667

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *[Signature]*