

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Prudential Property Planning, Inc., a California Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert T. Morris and Jacqueline L. Morris, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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, the lands in the attached Exhibit "A".

SUBJECT TO:

- (1) 1974-75 taxes and assessments;
- (2) Reservations, including the terms and provisions thereof, of one-half of mineral rights contained in a deed from Long Bell Lumber Company to Weyerhaeuser Timber Company, recorded December 30, 1927, in Volume 70, page 282, Deed Records of Klamath County, Oregon, (affects Parcels 5 and 6);
- (3) Reservations, recitals, conditions, including the terms and provisions thereof, contined in a deed from Weyerhaeuser Timber Company to Louis W. Soukup and Mildred K. Soukup, husband and wife, recorded December 15, 1953, in Volume 264, page 414, Deed Records of Klamath County, Oregon, (affects Parcels 5, 6, and 7);
- (4) Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife to the California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953, in Volume 262, page 641, Deed Records of Klamath County, Oregon, (affects Parcel 4);
- (5) SW1/4SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, is classified as Reforestation Land and is subject to the reforestation laws of the State of Oregon;
- (6) Subject to terms and provisions of a permit from Weyerhaeuser Timber Company, to Louis W. Soukup and Mildred D. Soukup, husband and wife, dated October 8, 1953, recorded December 15, 1953, in Volume 11, page 296, Miscellaneous Records of Klamath County, Oregon, (affects Parcels 1, 2, 3, and 5);
- (7) A judgment docketed January 16, 1959, Book 16, page 158, line 2, Judgment Lien Docket of Klamath County, Oregon, in the amount of \$11,796.18 against Louis W. Soukup and Mildred D. Soukup in favor of Richard A. Harmon and Hazel A. Harmon. By an order entered October 8, 1968, the above judgment was renewed in Book 23, page 94, Judgment Lien Docket of Klamath County, Oregon; EXCEPTION

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NOTE: The Judgment lien shown in this exception number 7 affects Parcel 6 only except it does not attach as lien on the portion of Parcel 6 described as follows: Beginning at the meander corner on the South line of said Section 1; thence North 55° 51' West along the meander line of said Section 1 a distance of 953.02 feet to a 1 1/4" iron pipe 30 inches long which is the true point of beginning; thence North 9° 35' West continuing along said meander line a distance of 1715.03 feet to a 1 1/4" iron pipe 30 inches long which is 1486.71 feet South 7° 04' East of the meander corner common to said Sections 1 and 2; thence South 47° 38' West 1505.82 feet to a 1 1/4" iron pipe 30 inches long; thence South 64° 11' East a distance of 1553.10 feet, more or less, to the true point of beginning;

(8) Reservations of Oil and Minerals, including the terms and provisions thereof, as set forth in deed from John Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964, in Volume 356, page 42, Deed Records of Klamath County, Oregon;

(9) Mortgage, including the terms and provisions thereof, dated August 18, 1964, recorded September 4, 1964, in Volume 225, page 459, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$120,000.00 with interest thereon and such future advances as may be provided therein, executed by William R. Owens and Margaret H. Owens, husband and wife, to The Travelers Insurance Company, a corporation;

(10) Financing Statement, including the terms and provisions thereof, filed September 9, 1964, under Instrument No. 91841, in the office of the Klamath County Clerk, given by William R. Owens and Margaret H. Owens, Debtors to the Travelers Insurance Company, Secured Party;

(11) Contract dated April 19, 1966, between William R. Owens and Margaret H. Owens, husband and wife, vendors and William L. Rawn, Sr., a married man, purchaser, covering real property described therein recorded in Volume M-68, page 7401. Deed Records of Klamath County, Oregon, and assignment of proceeds therefrom by vendors to Bank of America NT & SA by Financing Statement filed March 15, 1967, as No. 12743 with the Klamath County Clerk;

(12) Assignment of Vendees interest in the contract described in Exception above by instrument dated August 14, 1968, recorded August 15, 1968, in Book M-68, page 7430, Deed Records of Klamath County, Oregon, to Spencer L. Murfey, Jr., and Louise Murfey, husband and wife;

(13) Right-of-Way Easement for power line granted to Pacific Power and Light Co., recorded May 17, 1966, in Microfilm Record M-66 at page 5254. (affects SE1/4 of Section 6 39-8);

(14) Contract of sale and assignment, including the terms and provisions thereof, between William L. Rawn, Sr., vendor and Spencer L. Murfey, Jr., and Louise Murfey, husband and wife, vendees, dated August 14, 1968, recorded August 15, 1968, in Volume M-68, page 7416, Deed Records of Klamath County, Oregon;

(15) Financing Statement given by Spencer L. Murfey, Jr., and Louise Murfey, husband and wife, to William L. Rawn, Sr., filed August 15, 1968, as No. 25345 with the Klamath County, Oregon, Clerk.

(16) An unrecorded fencing agreement between William L. Rawn, Sr., and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968, in Volume M-68, page 7416, Deed Records of Klamath County, Oregon;

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 as above, 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 \$330,000.00.

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

WITNESS grantor's hand this 10th day of JANUARY, 1975,

PRUDENTIAL PROPERTY PLANNING INC.

By [Signature]

By [Signature]

STATE OF CALIFORNIA, County of Los Angeles) ss. January 10, 1975

Personally appeared the above named ROBERT T. MORRIS and

HAROLD F. GRISWOLD

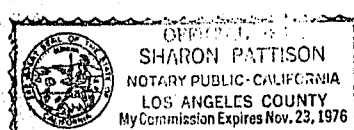
who, being duly sworn,

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 PRUDENTIAL PROPERTY PLANNING, INC.,

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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(SEAL)



Before me:

Sharon Pattison
Notary Public for

My commission expires 1976

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

PARCEL NO. 1:

Lots 3 and 4 of Section 35; S1/2SW1/4, SW1/4SE1/4, Lots 7 and 8 in Section 36; all in Township 38 South, Range 7 East of the Willamette Meridian.

PARCEL NO. 2:

NE1/4SW1/4, Lots 2, 3, and 5 in Section 31, Township 38 South, Range 8 East of the Willamette Meridian;

EXCEPTING AND RESERVING THEREFROM part of the NE1/4SW1/4 and of Lots 2 and 3 of said township, range and section, more particularly described as follows:

Beginning at the quarter corner on the West line of said Section 31; thence South along said West line a distance of 676.0 feet to a 1 1/4" iron pipe 30 inches long; thence South 67° East, a distance of 1169.0 feet to a 1 1/4" iron pipe 30 inches long; thence South 50° East, a distance of 969.0 feet to a 1 1/4" iron pipe 30 inches long; thence South 27° East, a distance of 927.0 feet, more or less, to a point on the South line of said Section, which point is marked by a 1 1/4" iron pipe 30 inches long; thence East along said South line, a distance of 375.0 feet, more or less, to the South quarter corner of said Section 31; thence North along the North and South center line of said Section 31, a distance of 2640.0 feet, more or less, to the center of said Section; thence West along the East and West center line of said Section, a distance of 2640.0 feet, more or less, to the point of beginning.

PARCEL NO. 3:

Lot 4, Section 12, Township 39 South, Range 7 East of the Willamette Meridian; EXCEPTING THE FOLLOWING:

Beginning at a point on the South line of Lot 4 of said Section 12, said point being 246.2 feet West of the Southeast corner of said Lot and is marked by a 1 1/4" iron pipe 30 inches long; thence North 38° 30' West, a distance of 395.5 feet to a 1 1/4" iron pipe 30 inches long; thence North 13° West, a distance of 243.8 feet to a 1 1/4" iron pipe 30 inches long; thence North 39° West, a distance of 509.0 feet, to a 1 1/4" iron pipe 30 inches long; thence North 77° West, a distance of 458.00 feet, more or less, to a point on the West line of said Lot; thence South a distance of 1042.0 feet, more or less, to the Southwest corner of said lot; thence East a distance of 1074.0 feet, more or less, to the point of beginning, being part of Lot 4, Section 12, Township 39 South, Range 7 East of the Willamette Meridian.

PARCEL NO. 4:

SE1/4NE1/4, W1/2NW1/4, W1/2SW1/4, E1/2SE1/4, Lots 1, 2, 3, 4, 5, 6, and 7 of Section 6:

CONTINUED

PARCEL NO. 4: (Continued)

N1/2W1/2, N1/2SW1/4, S1/2N1/2SW1/4, S1/2N1/2SE1/4, N1/2 of Section 7;

SW1/4SW1/4 of Section 8;

E1/2NE1/4 of Section 15; all in Township 39 South, Range 8 East of the Willamette Meridian;

PARCEL NO. 5:

Part of Lots 4 and 3 of Section 36, Township 38 South, Range 7 East of the Willamette Meridian, and more particularly described as follows:

Commencing at the East quarter corner of said Section 36; thence South along the East line of said Section, 676.0 feet to a 1 1/4" iron pipe 30 inches long, which is the true point of beginning; thence South 75° 32' West, a distance of 820.13 feet to a 1 1/4" iron pipe 30 inches long; thence North 79° 54' West, a distance of 647.74 feet to a 1 1/4" iron pipe 30 inches long; thence North 64° 25' West, a distance of 692.67 feet to a 1 1/4" iron pipe 30 inches long; thence North 57° 56' West, a distance of 530.90 feet to a 1 1/4" iron pipe 30 inches long; thence North 77° 24' West, a distance of 169.01 feet more or less, to a point on the West line of Lot 3, said point being marked by a 1 1/4" iron pipe 30 inches long; thence South along said West line, a distance of 284.04 feet, more or less, to an intersection with the meander line, said point being marked by a 1 1/4" iron pipe 30 inches long; thence South 73° 21' East, along said meander line, a distance of 2786.44 feet, more or less, to the meander corner on the East line of said Section 36; thence North along said East line, a distance of 555.66 feet, more or less, to the true point of beginning.

PARCEL NO. 6:

Parts of Lot 1 and 2 of Section 1, a part of the Fractional E1/2E1/2 of Section 2, and parts of Lots 3 and 1, a part of the NW1/4NW1/4 and a part of Lot 2 of Section 12, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the point of intersection of the East line of Lot 3 of said Section 12, with the meander line of Round Lake, from which point the meander corner on the East line of said Section 12 bears South 49° 56' 30" East, 1713.2 feet distance; thence Northerly along said meander line as follows:

- (1) North 59° 35' 30" West, 774.1 feet to a point;
- (2) North 47° 48' 00" West, 1313.8 feet to a point;
- (3) North 55° 04' 30" West, 986.6 feet to a point; said point being hereinafter referred to as "Point X";
- (4) North 17° 35' 00" West, 838.1 feet to the meander corner on the North line of said Section 12;
- (5) North 57° 35' 00" West, 987.1 feet to a point; said point being hereinafter referred to as "Point Y";
- (6) North 10° 16' 30" West, 2157.3 feet to a point;
- (7) North 5° 13' 00" West, 980.3 feet to a point;
- (8) North 20° 56' 00" West, 87.0 feet to the meander corner on the West line of said Section 1; and

(9) North 23° 22' 30" West, 1701.9 feet to the meander corner on the North line of said Section 2; thence North 89° 56' 00" West, leaving said meander line, along said North section line, 32.7 feet, more or less, to the point of intersection of said North line with a line parallel to and 30 feet distant Westerly from, when measured at right angles to, the last herein described course of said meander line, said point of intersection being marked by an iron pipe 1 1/4" in outside diameter, 30 inches long and driven into the ground, as are all angle points on, and the Southerly terminus of, the Westerly line of the real property hereby described so marked; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

(1) South 23° 22' 30" East, 1714.0 feet, more or less, to a point on the bisector of the re-entrant angle first on said meander line;

(2) South 20° 56' 00" East, 82.4 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line;

(3) South 5° 13' 00" East, 977.4 feet, more or less, to a point on the bisector of the salient angle next on said meander line; and

(4) South 10° 16' 30" East, 429.0 feet to a point, thence South 50° 47' 00" West, leaving said parallel line, 1553.4 feet to a point; thence South 63° 53' 00" East, 1710.6 feet, more or less, to a point which is South 8° 16' 30" West, 38.9 feet from Point Y; thence South 45° 52' 30" East, 921.3 feet to a point; thence South 31° 19' 30" East, 780.5 feet, more or less, to the point of intersection of the bisector of the salient angle at Point X and a line which is parallel to and 30 feet distant Westerly from, when measured at right angles to, said meander line; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

(1) South 55° 04' 30" East, 994.8 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and

(2) South 47° 48' 00" East, 1315.0 feet, more or less, to a point on the bisector of the salient angle next on said meander line; thence South 49° 35' 00" East, leaving said parallel line, 899.8 feet, more or less, to a point on the East line of Lot 3 of said Section 12; said point being the Southerly terminus of said Westerly line and being the Northwest corner of a tract of land in Lot 4 of said Section 12, conveyed by Louis W. Soukup and wife, to Weyerhaeuser Timber Company by a deed dated October 7, 1953, recorded in Deed Volume 264 at page 617, Records of Klamath County, Oregon; thence North 00° 07' 00" East, along said East lot line, 216.00 feet, more or less, to the point of beginning.

PARCEL NO. 7:

Government Lots 5 and 6 in Section 36, Township 38, South, Range 7 East of the Willamette Meridian.

PARCEL NO. 8:

(A) That portion of Section 31, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

PARCEL NO. 8: (Continued)

That portion of said Section 31, lying South and West-
erly of the Southwesterly line of Government Lot 3, East of the
East line of Government Lot 5, and North of the South line of
said Section 31.

(B) That portion of Section 6, Township 39 South, Range
8 East of the Willamette Meridian, more particularly described as
follows:

That portion of said Section 6, lying South of the
North line of said Section 6, West of the Westerly line of Govern-
ment Lot 1, North of the North line of Government Lot 7 and East
of the East line of the NW1/4NW1/4 of said Section 6.

(C) That portion of Section 7, Township 39 South,
Range 8 East of the Willamette Meridian, more particularly des-
cribed as follows:

That portion of said Section 7, lying South of the South
line of Government Lot 6, Westerly of the Westerly line of Government
Lot 2 and East of the East line of the SW1/4NW1/4 of said Section 7.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of ROBERT T. MORRIS

this 3rd day of APRIL 11:30 A. D. 1975 at 1 o'clock A. M., and

duly recorded in Vol. M 75, of DEEDS on Page 3594

FEE \$14.00

Wm D. MILNE, County Clerk.

Harold Drayton

*Tapert Robert T. Morris
4 3551- Ranneywood Dr.,
Ret: Bend Ore 97701*