

- WARRANTY DEED -

MILDRED D. BERGEN, who was formerly MILDRED D. CUNNINGHAM, Grantor, conveys to W. F. DEAN and GLADYS DEAN, husband and wife, grantees, all that real property situate in Klamath County, State of Oregon, as follows:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, excepting therefrom the South 30 feet conveyed to Klamath County by Deed Volume 332 at page 291;

Also, that portion of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 10 East of Willamette Meridian, as conveyed by W. P. McMillan et ux, to Jay J. Arant by deed dated June 6, 1910, recorded June 6, 1910, in Deed Book 31, page 98, records of Klamath County, Oregon, as follows:

All that portion of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 lying Westerly of public road in Section 5, Township 39 South, Range 10 East of the Willamette Meridian,

and covenants that Grantor is the owner of the above-described property, free of all encumbrances except:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District;

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District;

Subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District.";

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways;

4. Right of way for ingress and egress, including the terms and provisions thereof, granted to El Paso Natural Gas Company, a corporation, by that certain instrument recorded October 12, 1961 in Deed Vol. 333 at page 143, Records of Klamath County, Oregon;

5. Geothermal Lease dated August 20, 1973, recorded August 31, 1973, in Book M-73 page 11762, Microfilm Records, between Mildred D. Bergen and Michael Bergen and Joe S. Snyder, an undivided $\frac{1}{2}$ interest in which lease was assigned by assignment of lease dated August 29, 1973, recorded September 12, 1973, in Book M-73, page 12288, Microfilm Records of Klamath County, Oregon, to Creston H. Alexander, and said Creston H. Alexander having thereafter assigned his said one-half interest therein to Creslenn Oil Company by instrument recorded July 24, 1975 in Vol. M75 at page 8445, Microfilm Records of Klamath County, Oregon; and an Agreement and Partial Release of Geothermal Lease between Joe S. Snider and Creslenn Oil Company, first parties, and Mildred D. Bergen and Michael Bergen, second parties, dated Oct. 6, 1975, recorded Oct. 22, 1975, in M--75, page 13206, Microfilm Records of Klamath County, Oregon; and

Ratification and Rental Division Order, between Mildred D. Bergen and Michael Bergen, Lessors, and Joe S. Snyder and Creslenn Oil Company, lessee, dated Oct. 10, 1975, recorded Oct. 22, 1975, in Book M-75 at page 13208, Microfilm Records;

6. As disclosed by the assessment and tax roll the premises above described have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

7. Easement and right of way 20 feet in width conveyed to Enterprise Irrigation District by quitclaim deed recorded March 29, 1966, in M66 at page 2711, Microfilm Records of Klamath County, Oregon;

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

RETURN TO:
Until a change in
statements shall
W. F. Dean and Gladys
8840 Arant Road
Klamath Falls, Oregon



8. Easements and rights of way apparent on the land, if any; and Grantor will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty-Two Thousand and no-100ths Dollars.

Dated this 29th day of December, 1975.

STATE OF OREGON

County of Klamath

} SS

December 29, 1975

Personally appeared the above-named Mildred D. Bergen, who was formerly Mildred D. Cunningham, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Cliff A. Barts
Notary Public for Oregon

My Commission expires: 10-12-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

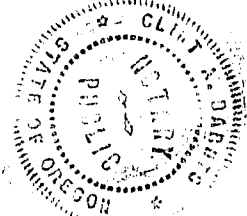
Filed for record at request of TRANS-AMERICA TITLE INS. CO.
this 29th day of DECEMBER, A. D. 1975, at 3:53 o'clock P. M., and
duly recorded in Vol. N 75, of DEEDS, on Page 16269
FEE \$ 6.00

By Wm D. MILNE, County Clerk
Hazel Dray

RETURN TO:

Until a change is requested, all tax statements shall be mailed to:

W. F. Dean and Glayds Dean
8840 Arant Road
Klamath Falls, Oregon 97601



WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

\$22,720.00
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appeal therein, is tri

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and will warrant and forever defend the
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now or may become the same
hazards as which
obligations as