

WARRANTY DEED

1  
2 KNOW ALL MEN BY THESE PRESENTS, that S. W. CHIN, SUEI CHIN  
3 and GEORGE W. CHIN, co-partners doing business as SAM WONG & SON,  
4 hereinafter called the grantor, in consideration of Ten and No/100,  
5 (\$10.00), Dollars, and other valuable consideration, to grantor  
6 paid by LAURENCE C. JESPERSEN and RUBY L. JESPERSEN, husband and  
7 wife, as tenants by the entirety, an undivided one-half interest;  
8 and FRANCIS E. JESPERSEN and EDNA MAE JESPERSEN, husband and wife,  
9 as tenants by the entirety, an undivided one-half interest, as  
10 tenants in common, hereinafter called the grantee, does hereby  
11 grant, bargain, sell and convey unto the said grantee and grantee's  
12 heirs, successors and assigns, that certain real property, with the  
13 tenements, hereditaments and appurtenances thereunto belonging or  
14 appertaining, situated in the County of Klamath and State of Oregon,  
15 described as follows, to-wit:

16 The SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 20, Township 40 South, Range 10 E.W.  
17 M., EXCEPTING that portion heretofore sold to A. C. Bunnell  
18 described as follows: Beginning at the Northwest corner of  
19 said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 20; thence East 1333.0 feet to the  
20 line between said Sections 20 and 21, above township and range;  
21 thence South 400 feet to the drainage ditch of the U.S. Reclam-  
22 ation Service; thence following said ditch North 85°30' West  
23 1337 feet; thence North 295 feet to the place of beginning;  
24 and also SAVING AND EXCEPTING THEREFROM the following described  
25 parcel sold to Central Pacific Railway Company, to-wit: A  
26 triangular parcel of land situate in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section  
27 20, Twp. 40 S., R. 10 E.W.M., lying on each side of the located  
28 "L" center line of the Central Pacific Railway Company's pro-  
29 posed railroad from near Klamath Falls, to Merrill, bounded  
30 and particularly described as follows, to-wit: Beginning at  
31 the Southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 20;  
32 thence Northerly along the west line of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  a  
distance of 510.0 feet, more or less, to a point in the South-  
westerly line of the right of way of the Dalles-California  
Highway, said Southwesterly line being also a line drawn para-  
lel with and 50.0 feet distant at right angles northeasterly  
from said located "L" center line of the proposed railroad;  
thence Southeasterly along said Southwesterly line of the  
highway right of way a distance of 750.0 feet, more orless, to  
a point in the South line of said Section 20; thence Westerly  
along said south line of said Section 20, a distance of 550.0  
feet, more or less, to the point of beginning.

30 The S $\frac{1}{2}$  of SW $\frac{1}{4}$  and Lots 1, 2 and 3 of Section 21, and also  
31 that portion of Lot 9 of Section 21 lying South of Lost River,  
32 as described in Deed from George R. Houck, et ux, to Denis  
O'Connor, et al, dated June 5, 1944, recorded June 7, 1944,  
in Deed Book 165 at page 581.

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ATTORNEY AT LAW  
FIRST FEDERAL SAVINGS  
& LOAN BUILDING  
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1 Lot 1 and the NW $\frac{1}{4}$  of Section 28 SAVING AND EXCEPTING THEREFROM  
 2 the parcel sold to Central Pacific Railway Company, under deed  
 3 recorded September 4, 1928, in Book 82 at page 220 of Deed  
 4 Records of Klamath County, Oregon, and ALSO SAVING AND EXCEPT-  
 5 ING THEREFROM the parcel sold to Central Pacific Railway Co.,  
 6 under deed recorded September 17, 1928, in Book 81 at page  
 7 219 of Deed Records of Klamath County, Oregon.

8 That portion of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 29, lying North  
 9 and East of the Dalles-California Highway.

10 All that real property herein described being in Township 40  
 11 South, Range 10 East of the Willamette Meridian.

12 SUBJECT TO: Acreage and use limitations under provisions of  
 13 the United States Statutes and regulations issued thereunder;  
 14 Liens and assessments of Klamath Project, Klamath Irrigation  
 15 District, and Upper Van Brimmer Drainage District, and re-  
 16 gulations, contracts, easements and water and irrigation rights  
 17 in connection therewith; All contracts, water rights, pro-  
 18 ceedings, taxes and assessments relating to the Klamath Basin  
 19 Improvement District, and all rights of way for roads, ditches,  
 20 canals, and conduits, if any there may be; rights of Govern-  
 21 mental bodies in and to that portion of the above described  
 22 property lying below ordinary high water mark of Lost River;  
 23 Waiver of Riparian Rights, including the terms and provisions  
 24 thereof, from A. F. Bunnell to the United States of America,  
 25 dated August 8, 1905, recorded September 16, 1905 in Book 18  
 26 at page 356, Deed Records of Klamath County, Oregon. (Pertains  
 27 to waters of Lost River and affects Lots 2 and 3 of Sec. 21  
 28 and Lot 1 of Sec. 28 as well as other lands immaterial hereto);  
 29 Rights of the public in and to any portion of said premises  
 30 lying within the limits of roads and highways; easements and  
 31 rights of way of record, and those apparent on the land; Mort-  
 32 gage, including the terms and provisions thereof, executed by  
 S.W. Chin, Suei Chin (wife of S.W. Chin) and George Chin,  
 individually and as co-partners doing business as Sam Wong &  
 Son, and Janet Chin, wife of George Chin, to the First National  
 Bank of Portland, a corporation, dated May 28, 1953, recorded  
 June 17, 1953 in Volume 151 at page 18, Mortgage Records of  
 Klamath County, Oregon, given to secure payment of \$65,000.00  
 as evidenced by a note of even date, Extension and Modifica-  
 tion Agreement, including the terms and provisions thereof,  
 between S. W. Chin, Suei Chin (wife of S.W. Chin) and George  
 Chin, individually and as co-partners doing business as Sam  
 Wong & Son, and Janet Chin, wife of George Chin, and The  
 Equitable Life Assurance Society of the United States, a  
 corporation, dated May 28, 1953, recorded June 17, 1953, in  
 Volume 151 at page 24, Mortgage Records of Klamath County,  
 Oregon, by instrument recorded June 14, 1955 in Mortgage  
 Book 163 at page 393, the above mortgage was assigned to The  
 Equitable Life Assurance Society of the United States, which  
 said note and mortgage Grantors agree to pay according to the  
 terms and tenor thereof, including said extension and modifi-  
 cation agreement, and hold Grantees harmless therefrom.

33 TO HAVE AND TO HOLD the above described and granted premises  
 34 unto LAURENCE C. JESPERSEN and RUBY L. JESPERSEN, husband and wife,  
 35 as tenants by the entirety, an undivided one-half interest; and  
 36 FRANCIS E. JESPERSEN and EDNA MAE JESPERSEN, husband and wife, as

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1 tenants by the entirety, an undivided one-half interest, as  
2 tenants in common, their heirs and assigns forever.

3 And grantor hereby covenants to and with grantee and the heirs  
4 of the survivors and their assigns, that grantor is lawfully seized  
5 in fee simple of the above granted premises, free from all encum-  
6 brances except as above set forth and that grantor will warrant and  
7 forever defend the above granted premises and every part and parcel  
8 thereof against the lawful claims and demands of all persons whom-  
9 soever.

10 In construing this deed and where the contest so requires,  
11 the singular includes the plural.

12 WITNESS grantor's hand and seal this 28 day of April, 1965.

13 SAM WONG & SON, A Co-partnership

14 By: George W. Chin (Seal)  
Partner

15 By: Suei Chin (Seal)  
Partner

16 By: Suei Chin (Seal)  
Partner

19 STATE OF OREGON )  
20 COUNTY OF KLAMATH ) ss.

April 28, 1965

21 Personally appeared the within named S. W. CHIN, SUEI CHIN  
22 and GEORGE W. CHIN known to me to be partners in SAM WONG & SON, a  
23 co-partnership, described in said instrument and that the said  
24 S. W. CHIN, SUEI CHIN and GEORGE W. CHIN executed the within in-  
25 strument and acknowledged to me that they executed the same volun-  
26 tarily on behalf of said partnership.

27 IN TESTIMONY WHEREOF, I have hereunto set my hand and seal  
28 the day and year last above written.

29 Donald H. Bauer  
Notary Public for Oregon  
My Commission expires: 9/23/65

30 After recording  
Return to:

Mr. & Mrs. Francis Jespersen & Mr. & Mrs. Laurence  
Jespersen-Merrill Bay-K. Falls

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7 day of  
April A.D., 19 76 at 4:12 o'clock P.M., and duly recorded in Vol. M. 76,  
of deeds on Page 4922.

FEE 9.00

WM. D. MILNE, County Clerk

By: W. D. Milne Deputy