

This Indenture Witnesseth, THAT KEITH L. RICE and VIRGINIA J. RICE,  
husband and wife,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto

EDGAR L. VIETS and SHARON L. VIETS,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:  
The SE $\frac{1}{4}$ SE $\frac{1}{4}$  and that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  lying Westerly of the Great Northern Railroad right of way and Southerly of the U.S.R.S. G-1-A Ditch, in Section 6, Township 40 South, Range 10, E.W.M., EXCEPTING portion conveyed to the United States in Deed Vol. 93, page 145.  
SUBJECT TO: (1) Easements and rights of way of record and apparent on the land. (2) Taxes and assessments for the current fiscal year. (3) Acreage and use limitations under provisions of United States statutes and regulations issued thereunder. (4) Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith. (5) Rights of the public in and to any portion of the described property lying within the limits of any road or highway. (6) Rules, regulations, liens, assessments, contracts, rights-of-way, easements and any and all obligations created and imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation. (7) Mortgage, including the terms and provisions thereof, given by Max N. Schott and Stephne G. Schott, husband and wife, to The Federal Land Bank of Spokane, dated December 20, 1962, recorded December 24, 1962, in Mortgage Vol. 214, page 560, records of Klamath County, Oregon, the balance of which grantees expressly assume and agree to pay in accordance with the terms and conditions thereof. (8) Mortgage, including the terms and provisions thereof, given by James A. Goodhue and Winnie Goodhue, husband and wife, to Max N. Schott and Stephne G. Schott, husband and wife, dated September 20, 1963, recorded October 7, 1963, in Mortgage Vol. 219, page 521, records of Klamath County, Oregon, the balance of which grantees expressly assume and agree to pay in accordance with the terms and conditions thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 81,000.00.  
However, the actual consideration includes other property which is part of the consideration.  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner's in fee simple of said premises; that they are free from all incumbrances, except those above set forth,  
and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals  
this 14th day of July 19 69.

(SEAL) *Keith L. Rice* (SEAL)  
(SEAL) *Virginia J. Rice* (SEAL)

STATE OF OREGON, County of Klamath ) ss. July 11, 19 69.  
Personally appeared the above named KEITH L. RICE and VIRGINIA J. RICE,  
husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
*Thane N. Schmeck*  
Notary Public for Oregon  
My commission expires Feb 24, 1973

After recording return to:

*Edgar L. Viets*  
*Rt 2 Box 671 Merrill*  
*City*

From the Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon 97601

STATE OF OREGON,

State of Oregon, ] ss.  
County of Klamath ]

I hereby certify that the within instrument was  
received and filed for record on the 25th  
day of June 1976, at 10:41  
o'clock A.M. and recorded on Page 9593  
in Book M 76 Records of DEEDS  
of said County.

WM. D. MILNE, County Clerk  
By *Hayden* Deputy

Fee \$ 3.00