

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. STEVENSON, JR., and MARGARET E. STEVENSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. LIUDAHL and GRETTE M. LIUDAHL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and 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, described as follows, to-wit:

PARCEL ONE:

The NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, and the South 80 acres of the S $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, in Twp. 39 S. R. 12 E.W.M.;

All that portion of Lots 1, 2, 3 and 4 of Section 5, Twp. 40 S. R. 13 E.W.M., lying Northerly of the Langell Valley Market Road, excepting therefrom the following described parcel of land: Beginning at the Northeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ (also described as Lot 1) of Sec. 5, Twp. 40 S. R. 13 E.W.M.; thence West 1090.3 feet; thence S. 27°57' E. 104 feet; thence S. 41°27' E. 319 feet; thence S. 18°59' E. 528.7 feet; thence S. 0° 1' W. 482 feet, more or less, to the South boundary line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence East 662 feet, more or less, to the Southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 5; thence North 1316 feet, more or less, to the point of beginning, containing 23.4 acres, more or less.

Saving and excepting from the above described property portions thereof conveyed to the United States of America for ditches and laterals.

A strip or piece of land 6 chains and 66 links wide off the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 32, in Twp. 39 S. R. 12 E.W.M.

Saving and excepting from the above described property portions thereof heretofore conveyed to the United States of America for ditches and laterals.

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Twp. 39 S. R. 11 E.W.M.

The NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ (including Lots 1 and 4) of Section 36; also, beginning at a point which is 1030 feet West of the quarter section corner on the East line of Section 36, Twp. 39 S. R. 11 E.W.M.; thence West 289 feet to the Westerly line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 36; thence North 2640 feet to the North line of said Sec. 36; thence East along the section line 289 feet; thence South 2640 feet to the place of beginning, containing 17.5 acres, more or less, and being a strip of land 289 feet in width measured off the Westerly side of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 36, Twp. 39 S. R. 11 E.W.M., all in Twp. 39 S. R. 11 E.W.M.

All of the SE $\frac{1}{4}$ of Sec. 36, Twp. 39 S. R. 11 E.W.M., except the following: Beginning at the quarter section corner on the East line of Sec. 36, Twp. 39 S. R. 11 E.W.M., thence along the section line South 1252 feet, more or less, to the Northerly line of the Langell Valley Market Road; thence Northwesterly along the Northerly line of the said Market Road 435 feet; thence North 1108 feet, more or less, to the Northerly line of said SE $\frac{1}{4}$ of said Section 36; thence Easterly along the Northerly line of said SE $\frac{1}{4}$ of said Section 36, a distance of 498 feet, more or less, to the point of beginning, containing 11.7 acres, more or less, and being a portion of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 36, Twp. 39 S. R. 11 E.W.M.

NE $\frac{1}{4}$ NW $\frac{1}{4}$, and NE $\frac{1}{4}$ of Sec. 31, except 7 acres, more or less, described as follows: Beginning at the Northeast section corner of Sec. 31, Twp. 39 S. R. 12 E.W.M., thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet to the point of beginning, all being in Twp. 39 S. R. 12 E.W.M.

N $\frac{1}{2}$ SE $\frac{1}{4}$, and SW $\frac{1}{4}$ SW $\frac{1}{4}$ (or Lot 4) of Sec. 31, Twp. 39 S. R. 12 E.W.M., excepting 5.85 acres, more or less, in said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 31, Twp. 39 S. R. 12 E.W.M., lying north of the Market Road;

The NE $\frac{1}{4}$ (including Lots 1, 2 and 5) of Sec. 1, Twp. 40 S. R. 12 E.W.M.

3. a 19 fol Con accr pose water laws canal Act of easeme lished
4. Re
Roads, deed from on page lows: "T equally w from oil
5. Agree between Cl second part Vol. 194 of
6. Right o husband and

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ (or Lot 4) of Sec. 30, the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 31, Twp. 39 S R. 12 E.W.M.;

The S $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 25, Twp. 39 S. R. 11 E.W.M.

PARCEL TWO:

The SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 1, Two. 40 S. R. 12 E.W.M.

Excepting from the above described properties rights of way for roads, ditches and canals and power lines.

PARCEL THREE:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 22; all that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 26, lying Westerly from a straight line drawn from a point on the North line of said Sec. 26, which point is 441 feet East of the Section corner common to Secs. 22, 23, 26, and 27, Twp. 39 S. R. 11 E.W.M., and to a point on the South line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ which point is 252 feet East of the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 26; also all that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Sec. 26 lying Southwesterly from a line whose course is as follows: Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 26, which point is 252 feet East of the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence South 86° East 406 feet; thence South 34° East 811 feet; thence South 64° East 407 feet; thence South 56° East 810 feet, more or less, to a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 26; also all that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 25 and of the SE $\frac{1}{4}$ of Sec. 26, lying Southwesterly of the Westerly boundary of right of way of the Langell Valley Market Road as it is now located; The SW $\frac{1}{4}$ of Sec. 26, the S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 27; and the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 35, all in Township 39 South, Range 11 E.W.M.

SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
2. All contracts and agreements with the United States of America and the Langell Valley Irrigation District relative to irrigation and/or drainage, and any existing rights of way for ditches, laterals, or canals heretofore conveyed or used in connection therewith.
3. Reservations contained in deed from Northern Pacific Railway Company, a corporation, to Harry M. Robbins, dated March 14, 1917, recorded April 26, 1917, on page 22 of Vol. 47 of Deeds records of Klamath County, Oregon, as follows: "...Subject to railroad rights of way, if any, under the Act of Congress of March 4, 1875 (18 Stats. at Large, p. 482); to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and the decisions of courts, to a right of way thereon for ditches or canals constructed by the authority of the United States as reserved by the Act of Congress of August 30, 1890 (26 Stats. at Large, p. 391) and to an easement in the public for any public roads heretofore laid out or established, and now existing over and across any part of the premises."
4. Reservations contained in deed from Ruby May Brown, a widow, to Joe M. Roads, recorded January 22, 1943, on page 384 of Vol. 152 of Deeds, and in deed from Ruby May Brown, a widow, to Joe M. Roads recorded January 22, 1943, on page 382 of Vol. 152 of Deeds, records of Klamath County, Oregon, as follows: "The grantor, her heirs and assigns, reserves the right to share equally with the grantee, his heirs or assigns, in any royalty collected from oil produced upon said premises for a period of 25 years from this date."
5. Agreement for drain ditch, including terms and provisions thereof, between Claude H. Brown and Eva M. Brown, first party, and J. Henry Thomas, second party, dated August 9, 1946, recorded August 16, 1946, on page 133 of Vol. 194 of Deeds, records of Klamath County, Oregon.
6. Right of way for pole line conveyed to Keith L. Rice and Mary W. Rice, husband and wife, to the California Oregon Power Company, dated May 14, 1954, recorded May 20, 1954, on page 102 of Vol. 267 of Deeds, records of Klamath

I
C
S
t
S
SEC
36,
the
qua
sec.
Lang
of
the
the
to t
36,
Coun

11621

County, Oregon, across Lot 1, Sec. 5, Twp. 40 South, Range 13 E.W.M.

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 set forth 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 \$235,000.00.

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

WITNESS grantor's hand this 30 day of June, 1971.

James C. Stevenson Jr.

Margaret E. Stevenson

STATE OF OREGON,)
County of Klamath.) ss.

BE IT REMEMBERED, That on this 30 day of June, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James C. Stevenson, Jr., and Margaret E. Stevenson, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

Robert R. Cramer
Notary Public for Oregon

My Commission Expires: June 18, 1975

Return to: Federal Land Bank
900 Klamath Ave.
City

Tax statements: Greta Liudahl-921 E. Main St.-City

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title
this 29 day of July A. D. 1976 at 4:35 clock P.M., and
July recorded in Vol. M 76, of deeds on Page 11629
9.00

Wm D. MILNE, County Clerk
By *Hazel Drazic*

ALSO
a line
South
South
South
of the
ALSO
the We
EXCEPT
of the
SECTION
the Lang
SECTION
SECTION 36,
36, Townsh
the West 2
quarter se
section lin
Langell Val
of said mar
the Northern
the Northern
to the