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WARRANTY DEED

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12494

KNOW ALL MEN BY THESE PRESENTS, That JOHN B. WILLIAMS and DOLORES I. WILLIAMS, husband and wife, hereinafter called the grantor, in consideration of Ten and no/100 (\$10.00) Dollars, to grantor paid by GIENGER ENTERPRISES, INC., an Oregon corporation, 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:

That portion of Lots 3, 6 and 11 in Section 15, Township 36 S., R. 7 E.W.M., Klamath County, Oregon, lying West of the railroad right-of-way.

Subject to:

1. Reservations and restrictions contained in deed to Restricted Indian Land, from Marion Nelson, a single man, and Gilbert Nelson, a divorced man, to Retta Nelson Barkley, dated November 22, 1957, and recorded February 9, 1959, in Deed Volume 309, page 485, records of Klamath County, Oregon, as follows:

"This conveyance is made pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720,722).

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines, and for any other easements or rights of way of record.

"There is reserved from the lands hereby granted a right of way of the Southern Pacific Railway Company, approved by the Assistant Secretary of the Interior on February 4, 1914, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. 990) as amended by the act of June 21, 1906, (34 Stat. 325,330) and Section 16 of the Act of June 25, 1910 (36 Stat. L., 855-859).

"There is reserved from the lands hereby granted a right of way for the Dalles-California Highway No. 97, approved April 13, 1938, by the Assistant Secretary of the Interior, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1084), and Departmental regulations thereunder.

"The lands hereby conveyed are subject to a lien, prior, and superior to all other liens for the amount of costs and charges due to the United States for and on account of construction, operation, and maintenance of the irrigation system or acquisition of water rights by which said lands have been or are to be reclaimed and the lien so created is hereby expressly reserved in accordance with the provisions of the act of March 7, 1928 (45 Stat. 200-210), and as supplemented by the Act of July 1, 1932 (47 Stat. 564,565)."

2. Liens and assessments of Klamath Project and the Modoc Point

Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

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3. Any unpaid charges or assessments of the Modoc Point Irrigation District.

4. Rights of way and easements, including the terms and provisions thereof, as disclosed by Certificate, including the property herein, dated October 16, 1957, recorded August 28, 1957, in Volume 295, of Deeds, page 246, records of Klamath County, Oregon.

5. Reservations, restrictions, easements, and rights of way of record and those apparent upon the land.

6. Vendors make no warranty whatsoever respecting water rights and sub-surface rights.

TO HAVE AND TO HOLD the above described and granted premises 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, 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.

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

WITNESS grantor's hand and seal this 13th day of May, 1966.

John B. Williams (SEAL)
Dolores I. Williams (SEAL)

STATE OF OREGON)
) ss.
County of Klamath)

May 13, 1966

Personally appeared the above named JOHN B. WILLIAMS and DOLORES I. WILLIAMS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert (Reese)
Notary Public for Oregon
My commission expires 7-8-66

Robt. Reese
Box 384
Chiloquin Ore
97624
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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of AUGUST A.D., 1976 at 2:48 o'clock P.M., and duly recorded in Vol. M 76 of DEEDS on Page 12494.

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Hazel Orsini Deputy