

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM M. GRAY and GLADYS M. GRAY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. SMITH, 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 1: A portion of the Northeast 1/4 of Southwest 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northeast corner of said Northeast 1/4 of Southwest 1/4 of said Section 21; thence South, along the East boundary of said Northeast 1/4 of Southwest 1/4, 1100.0 feet, more or less, to the Easterly boundary of the C-4-e-1 lateral of the U.S.R.P.; thence North 12°16' West, along the East boundary of said lateral, 1140 feet, more or less, to the North boundary of said Northeast 1/4 of Southwest 1/4; thence East, 243.2 feet, more or less, to the point of beginning, being all of that portion of the Northeast 1/4 of SW 1/4 Section 21, Township 39 South, Range 9 East of the Willamette Meridian, lying East of said lateral.

PARCEL 2: All that portion of the SE 1/4 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian lying Easterly from a boundary line which begins at a point in the Northern boundary of the said SE 1/4 NW 1/4 of Section 21, from which the Northwestern corner of the SW 1/4 NW 1/4 of said Section 21 bears South 88° 50' 1/2' West, 2205.0 feet distant; and running thence South 0° 10' West, 560 feet, more or less, to a point in the line marking the Northeastly boundary of the right of way of lateral C4E1 of the U.S.R.S. Klamath Project, as conveyed by deed recorded in Book 46 at page 30, Klamath County Deed Records; thence following said Northeastly right of way boundary line Southeasterly to its intersection with the Southerly boundary of the said SE 1/4 NW 1/4 of said Section 21, saving and excepting therefrom any portion of the right of way of the Lost River Diversion Canal of the U.S.R.S. Klamath Project, as conveyed to the United States Government by deed recorded in Book 34 at page 629 and Book 39 at page 505, Klamath County Deed Records and by Contract I 8r-386 by and between Ed Sutton, Chas. H. Rogers, et al, and the United States Government on file in the office of the U.S.R.S. in Klamath Falls, Oregon; and all those portions of the SW 1/4 NE 1/4, and the NW 1/2 SE 1/4 of said Section 21, Township 39 South of Range 9 East of the Willamette Meridian which lies Southwesterly from the Southwesterly right of way line of the Lost River Diversion Canal of the U.S.R.S. Klamath Project as conveyed to the United States Government by deeds recorded in Book 34 page 629 and Book 39 page 505, Klamath County Deed Records and by Contract I 8r-386 by and between Ed Sutton, Chas. H. Rogers, et al, and the United States Government on file in the office of the U.S.R.S. in Klamath Falls, Oregon, saving and excepting therefrom any and all portions of the right of way of Lateral C4E1 of the U.S.R.S. Klamath Project as conveyed to the United States Government by deed recorded in Book 25 at page 221 Klamath County Deed Records, more or less, EXCEPTING from the above described property that portion contained in right of way of Lost River Diversion Channel as described in Deed Volume 246 page 68, records of Klamath County, Oregon.

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SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Right of way easements, including the terms and provisions thereof, for transmission and electric lines, granted to Pacific Power and Light Company, by conveyances recorded in Volume 54 at page 431 and Volume 154 at page 416; Mortgage, including the terms and provisions thereof, dated February 26, 1965, recorded March 4, 1965, in Mortgage Volume 229 at page 88, given to secure the payment of \$15,500.00, with interest thereon and such future advances as may be provided therein, executed by William M. Gray and Petha E. Gray, husband and wife, to the Federal Land Bank of Spokane, a corporation.

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 shown 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 \$45,000.00.

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

WITNESS grantor's hand this 9 day of June, 1969.

STATE OF OREGON) ss
County of Klamath)

June 9th, 1969

Personally appeared the above named WILLIAM M. GRAY and GLADYS M. GRAY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Lillian E. Blake
NOTARY PUBLIC FOR OREGON
My commission expires:

Please

letter:

Richard Smith
210 N. 4th
City

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Taxes:

By

Same as above
Deputy

STATE OF OREGON, COUNTY OF KLAMATH:

I hereby certify that this instrument was received and filed for record on the 7th day of September, A.D., 1976 at 12:49 o'clock P.M., and duly recorded in Vol. M76, of Deeds on Page 13926.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Smith De Lane* Deputy