

- WARRANTY DEED -

MELVIN W. McCOLLUM, grantor, conveys to JOE E. BRAZIL, all that real property situate in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

All of Section 5 in Township 39 South, Range 11½ East of the Willamette Meridian, EXCEPT Government Lot 1.

PARCEL 2:

N½NE¼, NE¼NW¼ of Section 8 Township 39 South, Range 11½ East of the Willamette Meridian.

PARCEL 3:

A piece or parcel of land situate in Lot 1, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, more particularly described as follows: Beginning at a point 30.3 feet West of the Southeast corner of said Lot 1, in the Westerly road right-of-way fence of the County Road running Northerly along the Easterly boundary of said Lot 1; thence North 0°09½' East along said County Road right-of-way 866.9 feet; thence South 46°44½' West 295.3 feet; thence South 29°10' West 759.6 feet to the South boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, South 89°50½' East 583.3 feet, more or less, to the point of beginning.

PARCEL 4:

A parcel of land situate in Lots 2 and 3, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of said Lot 3, thence South 89°50½' East 1831.5 feet along the Southerly boundaries of said Lots 2 and 3 to a point in the Southerly boundary of said Lot 2; thence North 60°10' West 959.2 feet; thence North 75°31' West 1031.2 feet to a point in the Westerly boundary of said Lot 3; thence along the Westerly boundary of said Lot 3 South 0°08' West 730.0 feet, more or less, to the point of beginning.

PARCEL 5:

Government Lot 4 of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian,

EXCEPTING therefrom the following described parcel: A piece or parcel of land situate in Lot 4, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at the Northwestern corner of said Lot 4, thence along the Northerly boundary of said Lot 4 South 89°50½' East 549.4 feet to the Northeasterly corner of said Lot 4; thence South 0°08' West 511.0 feet; thence North 57°25' West 651.0 feet to the Westerly boundary of said Lot 4; thence North 0°07' East 161.9 feet, more or less, to the point of beginning.

PARCEL 6:

The S½NE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian,

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continued

EXCEPTING therefrom the following described parcel: A piece or parcel of land situate in the S½NE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, more particularly described as follows: Beginning at a point North 89°50½' West 613.6 feet from the Northeast corner of SE¼NE¼ of said Section 6; thence South 29°10' West 269.4 feet; thence South 85°39½' West 606.2 feet; thence North 86°05' West 569.7 feet; thence North 29°38' West 278.9 feet; thence North 60°10' West 8.4 feet to a point on the Northerly boundary of the S½NE¼ of said Section 6; thence South 89°50½' East 1449.4 feet, more or less, to the point of beginning.

PARCEL 7:

Government Lot 5, SE¼NW¼, E½SW¼, SE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian.

PARCEL 8:

The S½NE¼, and SE¼ of Section 32, Township 38 South, Range 11½ East of the Willamette Meridian,

EXCEPTING therefrom those portions conveyed for right of way of the Oregon California & Northeastern Railway Company by deeds recorded in Volume 47 page 596 and in Volume 87 page 261.

PARCEL 9:

The SE¼NE¼, the NE¼SE¼ of Section 31, Township 38 South, Range 11½ East of the Willamette Meridian.

PARCEL 10:

The S½NW¼ the SW¼ of Section 32, Township 38, South, Range 11½ East Willamette Meridian.

SAVING AND EXCEPTING therefrom the parcels deeded for railroad purposes in deeds recorded in Volume 47 page 587 and Volume 51 page 490.

ALSO SAVING AND EXCEPTING therefrom that portion sold by Calvin Lawson Hunt to Earle C. Smith, et ux., by deed dated April 20, 1946, recorded December 11, 1946, in Volume 199 page 425, as follows: All that portion of the SE¼NE¼ of Section 31, Township 38 South, Range 11½ East of the Willamette Meridian, lying between the Klamath Falls-Dairy Highway and the right of way of the Oregon, California & Northeastern Railway west of the Oden County Road and extending to the West line of said SE¼NE¼, ALSO less any portion of said SE¼NE¼ lying Northerly of said Klamath Falls Dairy Highway, if any. (This EXCEPTION applies

PARCEL 11: to Parcel 9 above)

The SW¼NE¼, the S½NW¼, the SW¼, the W½SE¼ all in Section 33, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPTING those portions lying within the rights of way of the O.C.&E. Railroad and the Klamath Falls-Lakeview Highway.

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2. WARRANTY DEED

and covenants that grantor is the owner of the above-described property free of all encumbrances, except reservations, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Five Hundred Forty Thousand and No/100ths (\$540,000.00) DOLLARS.

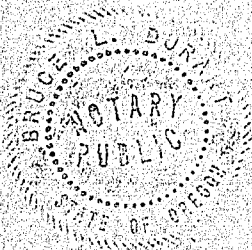
DATED this 1st day of May, 1974.

Melvin W. McCollum

STATE OF OREGON)
County of Klamath) ss.

May 1, 1974.

Personally appeared the above-named MELVIN W. McCOLLUM and acknowledged the foregoing instrument to be his voluntary act. Before me:



Bruce L. Durant
Notary Public for Oregon
My Commission expires: 12-11-74

When recorded, return to:

Joe E. Brazil
P. O. Box 212
Crockett, CA 94525

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 8th day of OCTOBER A. D. 19 76 at 3:31 o'clock PM and

duly recorded in Vol. M 76, of DEEDS on Page 15931

FEE \$ 9.00

Wm. D. MILNE, County Clerk

By Joe E. Brazil

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3. WARRANTY DEED