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THIS INDENTURE WITNESSETH, that FRANK COUPER and KATHLEEN COUPER, husband and wife, and MAX LONG, JR. and CAROLYN LONG, husband and wife, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold and by these presents do grant, bargain, sell and convey unto CHARLES A. CURTISS and DORIS Q. CURTISS, husband and wife, hereinafter known as Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

PARCEL 1: S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{2}$ SE $\frac{1}{4}$, and that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of Lost River, and that part of the SE $\frac{1}{2}$ SE $\frac{1}{4}$ lying North of Lost River in Section 18; SW $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 17, Township 39 South, Range 12 E.W.M.

PARCEL 2: E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6; E $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Lots 3 and 4, and S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7; N $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, Lot 1 and that portion of Lot 2 or the SW $\frac{1}{2}$ NW $\frac{1}{4}$ lying North of Lost River, that portion of the NE $\frac{1}{2}$ SW $\frac{1}{4}$ lying North of Lost River in Section 18; Lots 1 and 2 or the NW $\frac{1}{2}$ SW $\frac{1}{4}$ lying North of Lost River in Section 18; NW $\frac{1}{2}$ NW $\frac{1}{4}$ and that portion of NE $\frac{1}{2}$ NW $\frac{1}{4}$ lying West and North of the Horsefly Irrigation District Canal of Section 17, all in Township 39 South, Range 12 E.W.M.

SUBJECT TO:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Horsefly Irrigation District.
4. Rights of the Federal Government, the State of Oregon, and the general public in and to that part of the property described herein lying below the high water line of Lost River.
5. Reservations and restrictions contained in deed from J. L. Sparretorn to Charles Gates, recorded July 25, 1918, Deed Vol. 48, page 541, records of Klamath County, Oregon, as follows: "Reserving 5% of all the oil and mineral found to exist on said lands to my heirs and assigns." This deed covered Lots 3 and 4, E $\frac{1}{2}$ NW $\frac{1}{4}$, and E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 7, Lots 1 and 2, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{2}$ SW $\frac{1}{4}$ Section 18, SE $\frac{1}{2}$ SW $\frac{1}{4}$ Section 6.
6. Reservations and restrictions contained in deed from J. C. Hunt and Bess Hunt, husband and wife, to L. L. Truax and Lida Truax, husband and wife, dated January 24, 1936, recorded June 6, 1936, Deed Vol. 106, page 442, records of Klamath County, Oregon, as follows: "This conveyance, however, does not include any rights appurtenant to the said lands, in and to any gas or oil which may be discovered in and under the same, or any portion of the same, as it is the intention of the grantors herein to retain unto themselves an undivided 1/2 interest in and to any and all gas, and oil, if any, in and under the said above described premises together with the right to prospect for and, if found, remove same therefrom." This deed covered Lots 3 and 4, SE $\frac{1}{2}$ SW $\frac{1}{4}$ and that part of the SE $\frac{1}{2}$ SE $\frac{1}{4}$ lying on the Northerly side of Lost River, Section 18.

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

7. Right of way, including the terms and provisions thereof, given by C. M. Haley, a single man, Cecil C. Haley and Velda Haley, his wife, to The California Oregon Power Company, a California corporation, dated November 22, 1939, recorded January 18, 1940, Deed Vol. 126, page 456, records of Klamath County, Oregon, as follows: SW $\frac{1}{4}$ Section 7 and NW $\frac{1}{4}$ Section 18.

8. Right of way, including the terms and provisions thereof, given by L. L. Truax and L. L. Truax, as guardian of Lida A. Truax, to The California Oregon Power Company, a California corporation, dated October 6, 1942, recorded October 24, 1942, Deed Vol. 150, page 513, records of Klamath County, Oregon. Covers Lot 3 Section 18.

9. Reservations and restrictions contained in deed from Fred B. Robinson and Freda Robinson, his wife, and Marie E. Green, a single woman, to Cecil C. Haley and Velda M. Haley, husband and wife, dated August 14, 1948, recorded December 6, 1948, Vol. , page , records of Klamath County, Oregon, as follows: "Grantors reserve unto themselves, their heirs and assigns, the right of free and unrestricted access to the Horsefly Irrigation District canal from the South and East where said canal lies on the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Township 39 S. R. 12 E.W.M." This deed covered W $\frac{1}{2}$ NW $\frac{1}{4}$ and portion NE $\frac{1}{4}$ NW $\frac{1}{4}$ lying West and North of Horsefly Canal Section 17.

10. Right of way for transmission line, including the terms and provisions thereof, given by Cecil C. Haley and Velda Haley, husband and wife, to The California Oregon Power Company, a California corporation, dated March 22, 1954, recorded April 7, 1954, Deed Vol. 266, page 277, records of Klamath County, Oregon. Covers Lot 3 lying North and East of Lost River and NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18.

11. Right of way for transmission line, including the terms and provisions thereof, given by Cecil C. Haley and Velda Haley, his wife, to The California Oregon Power Company, a California corporation, dated July 22, 1954, recorded July 26, 1954, Deed Vol. 268, page 242, records of Klamath County, Oregon. Covers Lot 4 Section 7 and Lot 1 Section 18.

12. Right of way for roadway, including the terms and provisions thereof, given by Cecil C. Haley and Velda Haley, husband and wife, to C. Vernon Haley and Mary E. Haley, husband and wife, dated December 28, 1961, recorded December 28, 1961, Deed Vol. 334, page 484, records of Klamath County, Oregon.

13. Stock Subscription and Contract between Mary M. Clopton, a widow, and Klamath Water Users Association, a corporation, dated February 5, 1908, recorded March 19, 1908, Deed Vol. 7B, page 466, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$355,000.00.

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 owners in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

1 IN WITNESS WHEREOF, they have hereunto set their hands and seals this
2 15th day of April, 1969.

3 Frank Couper (SEAL)

4 Max Long (SEAL)

5 Carolyn Long (SEAL)

6 Kathleen Couper (SEAL)

7
8
9 STATE OF OREGON)
10 County of Klamath) ss.

April 30, 1969

11 Personally appeared the above named FRANK COUPER and KATHLEEN COUPER,
12 husband and wife, and MAX LONG, JR. and CAROLYN LONG, husband and wife, and
13 acknowledged the foregoing instrument to be their voluntary act and deed.

14 Before me:

15 Ernest F. Jordan
16 NOTARY PUBLIC FOR OREGON

17 My Commission expires: 5-15-72

18 After recording return to:
19 Charles A. Curtiss
20 Rock Creek Ranch
21 Harriman Rt Box 20
22 Klamath Falls, OR 97601

23 State of Oregon, }
24 County of Klamath } ss.

25 I hereby certify that the within instrument was
26 received and filed for record on the 26th
27 day of January, 19 77, at 1:14
28 o'clock P M. and recorded on Page 1454
29 in Book M 77 Records of DEEDS
30 of said County.

31 WM. D. MILNE, County Clerk

32 By [Signature] Deputy
Fee \$ 9.00