

ELDIN CARTER and HAZEL CARTER, husband and wife, and CHARLES CARTER and TINA CARTER, husband and wife, Grantors, warrant and convey to WILLIAM C. NYGREN and MARY M. NYGREN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 38 South, Range 10 East of the Willamette Meridian. EXCEPTING THEREFROM the following described property: Beginning at a point which is the SW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, running thence due east along the quarter section line between the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 815 feet to a point, thence N. 31°47'22" W, 1,547.08 feet, thence due South along the quarter section line between the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ 1315 feet to the point of beginning, all being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 38 South, Range 10 East of the Willamette Meridian.

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, and that part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, lying South of the Oregon, California and Eastern Railway right of way.

That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, which lies Southerly of the South line of the Klamath Falls-Lakeview Highway as presently established.

Government Lots 2 and 3, EXCEPT that portion of Lot 2 conveyed to California Oregon Power Company by deed recorded March 21, 1952 in Deed Volume 253 page 538, in Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian.

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, EXCEPT THEREFROM that portion lying North of the Klamath Falls Lakeview Highway.

PARCEL 2: Beginning at the Southwest corner of the Northeast one-quarter of the Northeast one-quarter of Section 36, Township 38 South, Range 10 East of the Willamette Meridian; thence East along the Southerly line of said Northeast one-quarter of the Northeast one-quarter a distance of 815.00 feet to a point; thence North 31°47'22" West 773.54 feet to a point; thence South 31°47'22" West 773.54 feet to the point of beginning.

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, given by Charles Carter and Tina Carter, husband and wife, to William Ganong, Jr. as trustee for First Federal Savings and Loan Association, dated January 27, 1977 and recorded February 1, 1977 in Microfilm Records M-77 on page 1846, records of Klamath County, Oregon, to secure the payment of \$40,000,

WILLIAM F. BRANDELL
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

which Trust Deed Grantees herein assume and agree to pay according to the terms thereof, and hold Grantors harmless thereon.

ALSO SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given by Charles Carter and Tina Carter, husband and wife, and Eldin Carter and Hazel Carter, husband and wife, to Federal Land Bank Mortgage, dated January 28, 1977 and recorded February 1, 1977 in Microfilm records M-77 on page 1780, records of Klamath County, Oregon, to secure the payment of \$52,000, which Mortgage Grantees herein assume and agree to pay according to the terms thereof, and hold Grantors harmless thereon.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment; 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 Two Hundred Twenty Eight Thousand Nine Hundred and No/100ths (\$228,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Dr. and Mrs. William Nygren Star Route, Dairy, Oregon 97625.

DATED this 6 day of April, 1978.

Eldin Carter

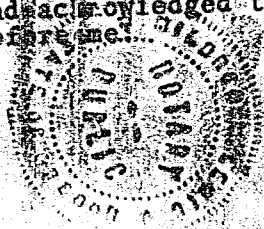
Hazel Carter

Charles Carter

Tina Carter

STATE OF OREGON } ss. April 6, 1978.
County of Klamath }

Personally appeared the above-named ELDIN CARTER and HAZEL CARTER, husband and wife, and CHARLES CARTER and TINA CARTER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.
Before me:



Notary Public for Oregon
My Commission expires: 7-19-78

AFTER RECORDING RETURN TO:

Dr. & Mrs. William Nygren
St. Rt.
Dairy, Oregon 97625

WILLIAM F. BRANDEGE
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
on 10th day of April A.D. 19 78 at 10:57 A.M., and
 duly recorded in Vol. 172, of Deeds on Page 6829

Wm D. MILNE, County Clerk
Bernice A. Helich