

LYLE H. BOZARTH and JOANN T. BOZARTH, husband and wife

hereinafter called grantor, convey(s) to
CHARLES A. NELSON and ELEANOR L. NELSON, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District.
3. Rights of way, including the terms and provisions thereof, in Deed recorded in Deed Volume 49 at page 262 on June 8, 1918.
4. Right of Way Deed recorded June 8, 1918 in Deed Volume 49 at page 257.
5. Easement and right of way as shown in Deed Volume 96 at page 369.
6. An easement created by instrument, including the terms and provisions thereof, recorded November 6, 1968 at page 9923 in Book M-68.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as
set forth hereinabove

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 \$ 205,000.00Dated this 20th day of April, 1978

Lyle H. Bozarth
Joann T. Bozarth

STATE OF OREGON, County of Klamath) ss.On this 20th day of April, 1978 personally appeared the above named
Lyle H. Bozarth and Joann T. Bozarth and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Delores D. Hildington
Notary Public for Oregon
My commission expires: March 22, 1981

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Send Tax
Statements To:

Mrs. Charles A. Nelson
Rt. 1, Box 33
Bonanza, Oregon 97623

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title
By _____ Deputy

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at a point on the North line of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the centerline of said existing road, from which the Southeast corner of said Section 4 is South 21° 43' 30" East 701.00 feet and South 38° 01' 20" East 807.44 feet; thence Westerly to the Northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Southerly to the Southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Easterly along the South line of said Section 4 to a point on the centerline of said existing road, said point being Westerly 11 feet, more or less, from the Southeast corner of said Section 4; thence Northwesterly along the centerline of said existing road to the point of beginning, with bearings based on Survey No. 1547 as recorded in the office of the Klamath County Surveyor.

ALSO INCLUDING

The S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, the NW $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

EXCEPT THEREFROM that portion described as follows:

The following tract of land located in the NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian.

Beginning at the Southwest corner of the N $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 10; thence North along the West boundary line of said Section 730 feet to a point; thence East 730 feet; thence South 730 feet; more or less, to a point on the South line of the N $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence West to the point of beginning.

ALSO EXCEPT THEREFROM that portion described as follows:

A parcel of land situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the iron pin marking the center of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, said pin being also the Northwest corner of East Bonanza Addition to the City of Bonanza, Klamath County, Oregon; thence North along the West right of way of West Avenue 30.0 feet; thence East along the North right of way of Morine Avenue 137.9 feet; thence North 110.0 feet; thence West 217.95 feet to the centerline of a drain; thence South 11° 56' West along the centerline of said drain 143.1 feet to the East-West centerline of said Section 10; thence East along the said centerline of said Section 10, 109.64 feet to the point of beginning.

continued ...

description continued

ALSO EXCEPT a tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North-South center section line of said Section 10, from which the North $\frac{1}{4}$ corner of said Section 10 bears North 00° 02' 06" West 1997.28 feet; thence South 19° 16' 22" West, along the drain ditch, 530.67 feet to the Northwesterly corner of Deed Volume 353 at page 253, as recorded in the Klamath County Deed Records; thence South 89° 30' 16" East, along the North line of said Deed Volume, 20.44 feet to a $\frac{1}{4}$ inch iron pipe; thence continuing along said line 155.03 feet to the North-South center section line of said Section 10; thence North 00° 02' 06" West 443.91 feet to a $\frac{5}{8}$ inch iron pin; thence continuing North 00° 02' 06" West 58.53 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 21st day of April

A. D. 1978 at 11:26 o'clock A.M., and

city recorded in Vol. 1678, of Deeds on Page 7823

W. D. MILNE, County Clerk

By Bernarda M. Leto

Fee \$9.00