

PAUL D. HESS and HELEN E. HESS, husband and wife, Grantors, warrant and convey to DENNIS W. ROBINSON and LINDA M. ROBINSON, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

PARCEL 1: A tract of land situated in the SW $\frac{1}{4}$  of Section 21, Township 40 South, Range 10, E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point from which the East quarter corner of said Section 21 bears N 69° 55' 25" E 4178.84 feet and the Southeast corner of a barn bears S 84° 30' 20" W 91.5 feet; thence East 100.00 feet; thence South 212.36 feet to the North line of the Paul Hess property; thence West along said line 100.00 feet; thence North 212.36 feet to the point of beginning.

PARCEL 2: A tract of land situated in Sections 21 and 28, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 21; thence Southerly along the West line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 21 to the centerline of the U.S.B.M. drain; thence East to the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 21, said point being the True Point of Beginning of this description thence continuing along the same East course to the Westerly bank (right bank) of Lost River; thence Southerly along the said right bank to the South line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 28; thence Westerly along said South line to the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 28; thence Southerly along the East line of the NW $\frac{1}{4}$  of said Section 28 to the Southeast corner of the said NW $\frac{1}{4}$ ; thence Westerly along the South line of said NW $\frac{1}{4}$  to the Northerly right of way line of State Highway No. 39 (Merrill Highway); thence Northwesterly along said right of way line to a point on the West line of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 28; thence Northerly along the West line of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 28 and the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 21 to the True Point of beginning.

TOGETHER WITH: Grantors' interest in that Agreement dated March 4, 1976, recorded April 9, 1976, in Volume M76 page 5075 Deed Records of Klamath County, Oregon, according to the terms and provisions thereof relative to the use of a well and the easement described therein.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given by Paul D. Hess and Helen E. Hess, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans' Affairs dated April 2, 1976, recorded April 7, 1976, Vol. M76, page 4822, Mortgage Records of Klamath County, Oregon, to secure the payment of \$107,400.00. Affects Parcel 1, which Grantees herein assume and agree to pay according to the terms thereof.

WILLIAM P. BRANDENBERG  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

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; liens and assessments of Klamath Project and Upper Van Brimmer Drainage District, and Van Brimmer Ditch Company, and regulations, contracts, easements, water and irrigation rights in connection therewith; rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River; rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways; also subject to Waiver of Riparian Rights, including the terms and provisions thereof, from A. F. Bunnell to the United States of America dated August 8, 1905, recorded September 16, 1905, Vol. 18, page 356, Deed Records of Klamath County, Oregon; 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 One Hundred Fifty Five and No/100ths (\$155,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Dept of VA, Salem

DATED this 24 day of May, 1978.

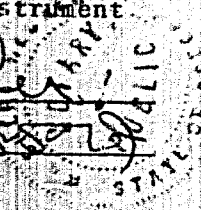
\* Return to  
Dennis Robinson  
6608 Reeder Rd  
K. Falls, Or.

Paul D Hess  
Helen E. Hess

STATE OF OREGON }  
County of Klamath } ss. May 24, 1978.

Personally appeared the above-named PAUL D. HESS and HELEN E. HESS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires 1981



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Company

this 24th day of May, A.D. 19 78 at 4:22 o'clock P.M., and

fully recorded in Vol. N78 of Deeds on Page 11039

1266

W. D. MILNE, County Clerk

[Signature]

WILLIAM P. BRANDENBERG  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601