

DEAN O. MILLER AND NAOMI E. MILLER, husband and wife

GARY L. RENNE, LESTER ROCKSTOOL and MARTIN D. ALTER

hereinafter called grantor, convey(s) to

of Klamath State of Oregon, described as

all that real property situated in the County

(See attached legal)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except see attached exceptions

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 \$ 300,000.00

Dated this 30th day of September, 19 78

Dean O. Miller
DEAN O. MILLER
Naomi E. Miller
NAOMI E. MILLER

STATE OF OREGON, County of Klamath) ss.

On this 30th day of September, 19 78 personally appeared the above named Dean O. Miller and Naomi E. Miller and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires: 2/14/81

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/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Miller

TO
Rockstool, Alter and Renne

After Recording Return to: ADD SEND TAXES

TO: Lester Rockstool
Martin D. Alter and
Gary L. Renne
4745 South 6th Street
Klamath Falls, OR 97601

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.

By _____ Deputy

PARCEL 1

A tract of land situated in the NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Clatsop, State of Oregon, more particularly described as follows:

Beginning at a corner at the intersection of Hilyard Avenue and Washburn Way; thence North 90° 26' 25" West 60 feet; thence East along the North line of Section 10, 60 feet; thence South 30 feet to the intersection of the Easterly line of Washburn Way with the Southerly line of Hilyard Avenue; and the true point of beginning of this description; thence South 90° 26' 25" East 561.57 feet to a point; thence East 171.56 feet to a point South 00° 26' 25" West of a point on the South line of the aforementioned Hilyard Avenue; thence North 00° 26' 25" East 118.36 feet to a point on the South line of Hilyard Avenue; thence North 90° 26' 25" East 307.11 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Clatsop, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Hilyard Avenue, 367.74 feet East of the intersection of the South line of Hilyard Avenue and the East line of Washburn Way; thence South 90° 26' 25" West 907.89 feet to a point; thence East 300.00 feet to a point; thence Northerly along the Westerly right of way line of the Burlington Northern Railroad to a point on the South boundary of Hilyard Avenue; thence West 300.41 feet to the point of beginning.

PARCEL 3

A tract of land situated in the NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Clatsop, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Hilyard Avenue, 207.74 feet East of the intersection of the South line of Hilyard Avenue and the East line of Washburn Way; thence South 90° 26' 25" West 907.89 feet to a point; thence East 300.00 feet to a point; thence Northerly along the Westerly right of way line of the Burlington Northern Railroad to a point on the South line of Hilyard Avenue; thence West 300.00 feet to the point of beginning.

SUBJECT TO:

21362

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Easements, including ditches, arrangements, water and irrigation ditches and ditched lands and canals of Klamath Irrigation District.
3. Easements, including the terms and provisions thereof, for ditches, canals and pipe lines, as reserved in a deed from Western Cities Company, a corporation, dated July 26, 1940 in Book 125 at page 487; and by an instrument executed by the County of Klamath, recorded March 5, 1940, in Book 27 at page 411, Deed Records of Klamath County, Oregon.
4. Easements, including the terms and provisions thereof, for ditches, canals and pipe lines, as reserved in a deed from Western Cities Company, a corporation, dated August 16, 1948, recorded September 5, 1948 in Book 221 at page 91, Deed Records of Klamath County, Oregon, for ditches, canals and pipe line over, under or across for purposes of diverting and delivering water for irrigation and direct use to adjoining property.
5. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
6. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than that by metes and bounds, the rectangular survey system or by recorded lot and block.
7. Easements, including the terms and provisions thereof, for sewer along the North boundary of premises conveyed to South Suburban Sanitary District, recorded August 19, 1938 in Book 302 at page 279, Deed Records.
8. Easements of lease, including the terms and provisions thereof, dated July 21, 1970, recorded July 21, 1970 in Book M-70 at page 6000, between Dean Miller and Naomi Miller, husband and wife, and Wisco Chemical Corporation, which guarantees herein agree to assume.
9. Easements, including the terms and provisions thereof, dated September 11, 1973, recorded September 11, 1973 in Book M-73 at page 16152, between Dean O. Miller and Naomi B. Miller, husband and wife, and First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, and dated September 2, 1973, recorded September 28, 1973 in Book M-73 at page 16152, between Dean O. Miller and Naomi B. Miller, husband and wife, and Wisco Chemical, Inc., an Oregon Corporation, for interest and easements over the North 12 feet. (Affects Parcel 1)
10. Easements, including the terms and provisions thereof, dated December 11, 1974, recorded December 11, 1974 in Book M-74 at page 16152, between Dean O. Miller and Naomi B. Miller, husband and wife, and Wisco Chemical, Inc., an Oregon Corporation, for interest and easements over the North 12 feet. (Affects Parcel 1)
11. Easements, including the terms and provisions thereof, dated December 11, 1974, recorded December 11, 1974 in Book M-74 at page 16152, between Dean O. Miller and Naomi B. Miller, husband and wife, and Wisco Chemical, Inc., an Oregon Corporation, for interest and easements over the North 12 feet. (Affects Parcel 1)

STATE OF OREGON, COUNTY OF KLAMATH, ss. :

I hereby certify that the within instrument was received and filed for record on the 26th day of Sept. A.D., 19 78 at 5:39 o'clock P. M., and duly recorded in Vol M78 of Deeds on Page 21360.

FEE \$9.00

WM. D. MILNE, County Clerk

Deputy Deputy