

KNOW ALL MEN BY THESE PRESENTS, That We, L. A. Soder, a single man,
and A. N. McEachern and Ruth M. McEachern, husband and wife,

in consideration of Ten and no/100 ----- Dollars,

to us paid by Don Birkey and Mary Birkey, husband and wife,

do hereby grant, bargain, sell and convey unto said Don Birkey and Mary Birkey, husband

and wife, their heirs and assigns, all the following real property, with the
tenements, hereditaments and appurtenances situated in the County of Klamath
and State of Oregon, bounded and described as follows, to-wit:

Tract 15 of PLEASANT HOME TRACTS NO. 2, Klamath County, Oregon.

SUBJECT TO: 1960-61 taxes now a lien but not yet payable.

2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

3. The property is within the boundaries of the South Suburban Sanitary District, and is subject to the regulations, liens assessments and laws relating thereto.

4. Easement and right of way, including the terms and provisions thereof, given to the California Oregon Power Company, dated July 29, 1939, recorded September 1, 1939 in Volume 124 at page 246, Deed Records of Klamath County, Oregon, to construct and maintain a water main over and across the south six feet of the above described land.

5. Reservations, including the terms and provisions thereof, as recited in deed from Charles W. Miller, et ux, to George J. A. Tufts, dated November 26, 1945, recorded January 6, 1948, in Volume 215 at page 323, Deed Records of Klamath County, Oregon, to-wit: "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners."

To Have and to Hold, the above described and granted premises unto the said Don Birkey and Mary Birkey, husband and wife,

their heirs and assigns forever.

And We, L. A. Soder, Ruth M. McEachern and A. N. McEachern the grantor S
above named do covenant to and with the above named grantees, their heirs and assigns that
we are lawfully seized in fee simple of the above granted premises, that the above granted premises
are free from all encumbrances, except those existing or apparent upon the land

and that we will and our heirs, executors and administrators, shall warrant and forever defend the
above granted premises, and every part and parcel thereof, against the lawful claims and demands of all
persons whomsoever,

Witness our hands and seals this 21st day of October, 1960.

Executed in the Presence of

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

L. A. Soder (SEAL)

Ruth M. McEachern (SEAL)

A. N. McEachern (SEAL)

(SEAL)

73 OCT 26 AM 9 39

WARRANTY DEED

620

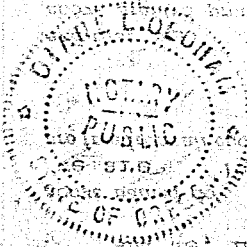
County of Klamath

ss.

BE IT REMEMBERED, That on this 27th day of October, 19 60, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named L. A. Soder, a single man, and A. N. McEachern and Ruth M. McEachern, husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

James H. Aldham
Notary Public for Oregon.
My Commission expires 11/4/62.



WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of October, 1978, at 9:39 o'clock A M. on page 24042, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder.

By [Signature]
Fee \$6.00

Deputy.

WHEN RECORDED RETURN TO

Richard A. Howard

4415 Anderson Ave.

Klamath Falls, Or.

97601