

KNOW ALL MEN BY THESE PRESENTS, That G. ROBERT LECKLIDER and NANCY C.

LECKLIDER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOCK J. PIATT and

MICHAEL R. HULSEY,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

PARCEL 1:

All of Lot 9, excepting therefrom the Northerly 190 feet thereof, in Section 31, Township 35 South, Range 7 East of the Willamette Meridian, and a portion of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian; thence South $0^{\circ} 19' 3/4''$ East 55.00 feet to an iron pin; thence North $45^{\circ} 18' 3/4''$ West 77.8 feet to an iron pin; thence North $89^{\circ} 40' 1/4''$ East 55.0 feet more or less to the point of beginning.

continued on reverse

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth on reverse,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$175,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of November, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of director.

(If executed by a corporation, affix corporate seal)

G. Robert Lecklider by his attorney in fact Nancy C. Lecklider
Nancy C. Lecklider

STATE OF OREGON,

STATE OF OREGON, County of _____ ss.

County of Klamath

November 29, 1978

Personally appeared _____ and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

Personally appeared the above named Nancy C. Lecklider, individually and as

attorney in fact for G. Robert

Lecklider and acknowledged the foregoing instrument to be her voluntary act and deed.

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 8-23-81

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lock J. Piatt & Michael R. Hulsey
P.O. Box 4248
Medford, Or. 97501

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

no change requested

NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

legal description; continued

All of Lots 11, 20, 21, 28, 29 and 38 in Section 31, Township 35 South, Range 7 East of the Willamette Meridian; EXCEPTING the following described portion thereof, heretofore conveyed by Grantors to Tulana Farms by deed dated February 4, 1960, recorded on same date in Volume 318, page 627, Deed Records of Klamath County, Oregon:

Beginning at the stone monument marking the section corner common to Section 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, and to Section 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South 89° 55 3/4' West along the Section line common to said Sections 31 and 6, 425.0 feet to a point; thence North 0° 25' West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South 89° 55 3/4' West, along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North 0° 55 3/4' West 1271.1 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE 1/16 corner of said Section 31); thence North 0° 25' West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East 1/16 corner of the East-West centerline of said Section 31); thence North 0° 19 3/4' West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North 0° 19 3/4' West 55.0 feet distant; thence South 13° 14 1/2' East, 3955.5 feet, more or less, to the true point of beginning.

Government Lots 20 and 21 of Section 32, Township 35 South, Range 7 East of the Willamette Meridian.

PARCEL 2:

Government Lots 28 and 29 of Section 32, Township 35 South, Range 7 East of the Willamette Meridian.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land.
2. The regulations of Modoc Point Irrigation District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Rights of the public and of governmental bodies in and to that portion of the above described property lying below the high water mark of the Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
5. Reservations included in Deeds from the United States of America, recorded March 24, 1935 in Volume 104 at page 367, recorded March 18, 1957 in Deed Volume 290 at page 361, 363 and 365, recorded December 4, 1959 in Deed Volume 317 at page 500, and in Land Status Report recorded January 15, 1959 in Deed Volume 308, at page 650.
6. Reservations as included in deed from the United States of America, recorded March 24, 1935 in Deed Volume 104, page 367, and in Land Status Report recorded January 15, 1959 in Deed Volume 308, page 650.
7. Reservation of all subsurface rights, except water, in trust, to the heirs of Willie Beal, deceased Klamath Allottee #40, as disclosed by Deed recorded March 18, 1957 in Deed Volume 290, page 361.
8. Reservations of all subsurface rights, except water, in trust, to the heirs of Isabel Beal, deceased Klamath Allottee #970, as disclosed by Deed recorded March 18, 1957 in Deed Volume 290, page 363.
9. Reservations of all subsurface rights, except water, in trust for Ormie Beal Jourdan, as disclosed by Deed recorded March 18, 1957 in Deed Volume 290, page 365.
10. Reservations of all subsurface rights, except water, in trust for George Merritt, as disclosed by Deed recorded November 18, 1957 in Volume 295, page 510.
11. Reservations, in Patent recorded December 4, 1959 in Deed Volume 317, page 500.
12. An easement created by instrument recorded March 16, 1963 in Volume 345, page 328.
13. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded May 27, 1977 in Volume M77, page 9312, which the grantees herein agree to assume and pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on the _____ day of _____ A. D. 1978 at _____ o'clock P.M., and duly recorded in Vol. M-78, of _____ Deeds on Page 26885

Fee \$6.00

Wm D. MILNE, County Clerk

Jacqueline J. Miller