

- WARRANTY DEED -

FRANK J. BORESEK, Grantor, conveys and warrants to O. C. WEBB-BOWEN and MARIE R. WEBB-BOWEN, husband and wife, Grantees, the following-described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of land lying in the SW 1/4 of NE 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Northwestern right of way line of the Klamath Falls-Weed State Highway in the SW 1/4 of NE 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is North 1320 feet; thence South 89°44' West 1,015 feet along the South line of the NE 1/4 of the SW 1/4 of Section 30, to the Northwestern right of way line of said highway, and thence along said highway right of way, as follows: North 36°34' East 1,792.17 feet South 53°26' East 25.0 feet and North 36°34' East 867.43 feet from the one quarter corner common to Sections 30 and 31 of said township and range; thence North 53°26' West 487.8 feet more or less to the Southeasterly right of way line of the Southern Pacific railroad; thence North 33°38' East 276.0 feet along said railroad right of way line to the North line of said SW 1/4 of NE 1/4 of Section 30; thence South 89°49' East 624.1 feet along said North line of the SW 1/4 of the NE 1/4 of Section 30, to the Northwestern right of way line of said highway; thence South 36°34' West 646.6 feet along said right of way line to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; (3) regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District; (4) terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District; (5) Agreement for use of Irrigation ditch over property East of highway and to share in cost of maintenance, including the terms and provisions thereof, as set forth in Deed Book 249 at page 201; (6) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Eighteen Thousand and no/100ths (\$18,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: O.C. Webb-Bowen, 865 Spring St., Klamath Falls, Oregon.

DATED this 26th day of December, 1978 January, 1979.

Frank J. Boresek

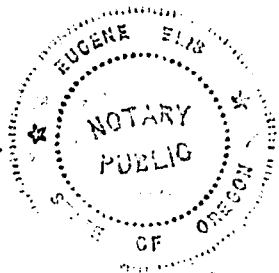
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED =

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STATE OF OREGON)
) ss. December 26, 1978.
 County of Lane

Personally appeared the above-named FRANK J. BORESEK and
 acknowledged the foregoing instrument to be his voluntary act.
 Before me:



Eugene Elia
 Notary Public for Oregon
 My Commission expires: 11-28-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~8:00 AM~~ 9:14

this 4th day of January A. D. 19 79 at 9:14 o'clock A.M., or
 duly recorded in Vol. M-79, of Deeds on Page 423

Fee \$6.00 By Wm D. MILNE, County Clerk
Jaqueline J. Mettler

Ret:

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

2. WARRANTY DEED