

THIS INDENTURE WITNESSETH, that C. W. LARRICK and MILDRED LARRICK, husband and wife, hereinafter known as Grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto DALE E. LARRICK and JUDY I. LARRICK, husband and wife, Grantees, the following-described premises, situated in Klamath County, Oregon, to-wit:

The S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 26, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian; SAVING AND EXCEPTING THEREFROM the following-described parcels of land:

That parcel of land described in deed from Orlan McCumber, et ux, to Lynn Gibson, recorded June 16, 1945, in Deed Volume 177 at page 195, Records of Klamath County, Oregon; and

That parcel of land described in deed from Jacob Rueck, et ux, to The Horsefly Irrigation District of Klamath County, Oregon, recorded June 16, 1928, in Deed Volume 80 at page 517, Records of Klamath County, Oregon; and

That parcel of land described in Equity Suit #4571, Oregon, California & Eastern Railway Company, a corporation vs. Alvarno N. Beals, et al, as set out in Parcel E of said suit; and also excepting

That parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, being more particularly described as follows: Beginning at an iron pin on the Southwesterly right-of-way line of the Oregon, California and Eastern Railroad spur (sometimes known as Bonanza Branch) opposite Engineer's Station 26+19.85 (when measured at right angles to the center line of said spur) from which the Section corner common to Sections 26, 27, 34 and 35, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian bears South 13°08 $\frac{1}{2}$ ' West 1169.1 feet distant; thence South 29°20' West 31.0 feet to an iron pin; thence South 60°40' East parallel to said right-of-way line 50.0 feet to an iron pin; thence South 77°53 $\frac{1}{2}$ ' East 104.7 feet to an iron pin on the said Southwesterly right-of-way line of said railroad spur; thence North 60°40' West along said Southwesterly right-of-way line a distance of 150.0 feet, more or less, to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Easements and rights of way of record and those apparrant on the land, if any; and also subject to a Mortgage to the State of Oregon by and through its Department of Veterans Affairs, recorded in Vol. 1271, at page 1915, Mortgage Records of Klamath County, Oregon, which said Mortgage grantees assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer is \$35,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as an estate by the entirety. And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same

1 from all lawful claims whatsoever, except those above set forth.

2 IN WITNESS WHEREOF, they have hereunto set their hands this 6th day of June,
3 1977.

4 C. W. Larrick (SEAL)
5 C. W. Larrick

6 Mildred Larrick (SEAL)
Mildred Larrick

7 STATE OF OREGON)
8) SS
County of Klamath)

9 On this 10 day of June, 1977, personally appeared the above-named C. W.
10 Larrick and Mildred Larrick, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

11 Before me:

12 Willie J. Shreve
Notary Public for Oregon

13 (SEAL)
My Commission Expires: Oct 8, 1978

14
15
16
17 Mrs. C. W. Larrick
18 1612 Austin St.
19 Klamath Falls, Or. 97601
20
21

22 STATE OF OREGON; COUNTY OF KLAMATH; ss.

23 led for record at request of Mrs. C. W. Larrick

24 his 21st day of March A. D. 1979 at 10:01 clock A.M., on
25 fully recorded in Vol. M79, of Deeds on Page 6345

26 W. D. MILNE, County Clerk

27 Bernice A. Helock

28 Fee \$6.00

29
30
31
32 Warranty Deed - Page 2.