

64473

38-15550

SPECIAL WARRANTY DEED

The Grantor, ATLANTIC RICHFIELD COMPANY, a Pennsylvania corporation, for and in consideration of the sum of \$71,290.00, in hand paid, conveys and specially warrants to CHARLES W. PICKETT and DELORES M. PICKETT, husband and wife, an undivided one third interest; LLOYD R. VAN DOREN and CHARLOTTE F. VAN DOREN, husband and wife, an undivided one third interest; and ALBERT H. CODER and KARI V. CODER, husband and wife, an undivided one third interest, the following described real estate in the City of Klamath Falls, County of Klamath, State of Oregon:

A tract of land situated in the Northwest quarter of the Northwest quarter of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at an iron pin on the East boundary line of Washburn Way, which point is East a distance of 60 feet and North 0 degrees 34 minutes West a distance of 398.0 feet from the Southwest corner of the Northwest quarter of the Northwest quarter of Section 10; thence North 0 degrees 34 minutes West along the East boundary of Washburn Way a distance of 350.0 feet to an iron pin; thence East a distance of 300.0 feet to a point; thence South 0 degrees 34 minutes East parallel to the East boundary of Washburn Way a distance of 350.0 feet to a point; thence West a distance of 300.0 feet to the point of BEGINNING.

THIS CONVEYANCE RESERVES unto the Grantor, its successor and assigns, minerals and oil, gas and other hydrocarbon substances under said land below a depth of 500 feet without the right of surface entry.

THIS CONVEYANCE IS SUBJECT TO taxes not yet delinquent, easements, encroachments, conditions and any covenants and/or limitations which are of record or which would be visible to a prudent real estate buyer after a thorough inspection of the property at date hereof.

IN WITNESS WHEREOF said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 26th day of December, 1978.

ATLANTIC RICHFIELD COMPANY

By [Signature]
Assistant Vice President

By [Signature]
Assistant Secretary

79 MAR 23 AM 10 58

