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KNOW ALL MEN BY THESE PRESENTS, That OPAL C. WATERS and FAY A. WATERS, her husband, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS F. PERDRIAU and FRANCES H. PERDRIAU, husband and wife, as tenants by the entirety, an undivided one-half interest and BOBBY ALLEN DORTCH and MARY HELEN DORTCH, husband and wife, as tenants by the entirety, an undivided one-half interest, 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 NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and Lot 8 in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

That portion of Lot 7 and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ lying within the following boundaries, to-wit:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence

West on subdivision line to the meander line of the East side of Lost River; thence

following said meander line down stream to a point 7 chains 68 links North of the South section line; thence

Northeasterly on a straight line to a point 4.40 chains South of the place of beginning; thence

North 4.40 chains to the place of beginning, all in Section 31, Township 39 South, Range 10 East of the Willamette Meridian.

The NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, Also beginning at the Northeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 31; thence

West 20 chains to stone; thence

South 4 chains and 40 links to stone; thence

Northeasterly to the place of beginning, in Township 39 South, Range 10 East of the Willamette Meridian, also that part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian lying West of the Hill Road.

EXCEPTING that part conveyed to the United States of America in Deed Book 46 at page 171.

ALSO EXCEPTING parts conveyed to Great Northern Railway Company by Deed Book 95 at page 565.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; 1969-70 Klamath County Taxes and assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; agreement, including the terms and conditions thereof,

recorded September 5, 1906, in Deed Book 15 at page 56, Deed Records, in favor of the United States of America; agreement, including the terms and conditions thereof, recorded October 4, 1906, in Deed Book 21 at page 22, Deed Records, in favor of the United States of America; and easements and rights of way of record and apparent thereon.

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 above set forth, and that grantor will warrant and forever defend the above granted 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 \$60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration--\$10,000.00 cash and \$50,000.00 on contract.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 15th day of July, 1969.

Opal C. Waters
Fay A. Waters

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

July 15th, 1969

Personally appeared the above named OPAL C. WATERS and FAY A. WATERS, her husband and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen D. Garcho
Notary Public for Oregon

My Commission expires: 11/25/72



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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 23rd day of March A. D. 1979 at 2:26 clock P. M., or
fully recorded in Vol. 179, of Deeds on Page 6632

Wm D. MILNE, County Clerk
By Bernice D. Smith

Fee \$6.00