

WARRANTY DEED

THIS INDENTURE WITNESSETH, That L. A. SWETLAND, M.D., P.C., PENSION AND PROFIT SHARING TRUST; R. H. OTTEMAN, M.D., P.C., PENSION AND PROFIT SHARING TRUST; ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, and GARRET D. HILYARD and BETTY JEAN HILYARD, husband and wife, dba HENLEY FARMS, herein called "grantors", in consideration of SEVEN THOUSAND AND NO/100 DOLLARS to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to BRET A. SPECHT and WINONA LEANNE SPECHT, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A parcel of land situated in the NW $\frac{1}{4}$, Section 18, Township 39 S., R. 10 E.W.M., described as follows: Beginning at the Northwest corner of said Section 18; thence S. 0°01'10" W. along the West line of said Section 18, 2132.47 feet; thence S. 89°51'42" E. 2034.90 feet; thence N. 0°00'23" E. 808.10 feet to the true point of beginning of this description; thence N. 89°59'04" W. 493.46 feet to the easterly line of a 60-foot roadway; thence along said easterly line S. 03°17'26" E. 155.8 feet to the beginning of a curve; thence along the arc of a 400-foot radius curve to the right, having a central angle of 03°42'55", 25.94 feet; thence S. 89°59'04" E. 485.0 feet to a point which bears S. 0°00'23" W. from the point of beginning; thence N. 0°00'23" E. 180.0 feet, more or less, to the point of beginning, containing 2.02 acres. TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent on the ground. ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60-foot strips of land situated in the N $\frac{1}{2}$, Section 18, Township 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center lines: Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, beginning at the center $\frac{1}{4}$ corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 1323.84 feet from the Northwest corner of said Section 18; thence S. 00°02'03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$, said Section 18.

ALSO, beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the Northwest corner of said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.35 feet; thence

17283

S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 18.

SUBJECT TO: (1) 1979-80 real property taxes which are now a lien but not yet due and payable. (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (3) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (4) Right of way for transmission line, including the terms and provisions thereof, given by Irving J. Dixon, a single man, to California Oregon Power Company, a California corporation, dated April 21, 1926, recorded May 5, 1926, in Deed Volume 69, Page 534, records of Klamath County, Oregon. (5) Easement for irrigation ditch as shown on Plat 33-71.

Together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their successors, heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$7,000.00.

IN WITNESS WHEREOF, the grantors above named have caused this Deed to be executed this 13 day of July, 1979.

L. A. SWETLAND, M.D., P.C.,
PENSION AND PROFIT SHARING TRUST

By [Signature]

R. H. OTTEMAN, M.D., P. C.,
PENSION AND PROFIT SHARING TRUST

By [Signature]

ORE-CAL GENERAL WHOLESALE, INC.

By [Signature]
President

By [Signature]
Secretary

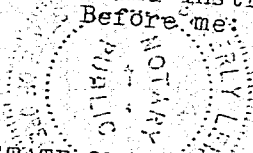
[Signature]
Garret D. Hilyard
[Signature]
Betty Jean Hilyard

STATE OF OREGON } ss. July 13, 1979
County of KLAMATH }

17284

Personally appeared L. A. SWETLAND, Trustee under the L. A. SWETLAND, M.D., P.C., PENSION AND PROFIT SHARING TRUST, known to me to be the identical person who executed the foregoing Warranty Deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:



Bessie Lewis
NOTARY PUBLIC FOR OREGON
My commission expires 4-24-82

STATE OF OREGON } ss. July 13, 1979
County of KLAMATH }

Personally appeared R. H. OTTEMAN, Trustee under the R. H. OTTEMAN, M.D., P.C., PENSION AND PROFIT SHARING TRUST, known to me to be the identical person who executed the foregoing Warranty Deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:

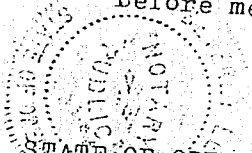


Bessie Lewis
NOTARY PUBLIC FOR OREGON
My commission expires 4-24-82

STATE OF OREGON } ss. July 13, 1979
County of KLAMATH }

Personally appeared HARRY R. WAGGONER and JEWELL HUSTON, who, being first duly sworn, did say that they are the President and Secretary, respectively, of ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, and that the foregoing Warranty Deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:



Bessie Lewis
NOTARY PUBLIC FOR OREGON
My commission expires 4-24-82

STATE OF OREGON } ss. July 13, 1979
County of KLAMATH }

Personally appeared the above-named GARRET D. HILYARD and BETTY JEAN HILYARD, husband and wife, known to me to be the identical persons who executed the foregoing Warranty Deed, and acknowledged said instrument to be their voluntary act and deed.

Before me:



Bessie Lewis
NOTARY PUBLIC FOR OREGON
My commission expires 4-24-82

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

Klamath County Title

on this 20th day of July, A.D. 19 79
at 3:10 o'clock P. M. and duly
recorded in Vol. 1179 of Deeds
page 17232

Wm D. MILLINE, County Clerk

By Bessie Lewis Deputy

Fee \$9.00

Return
SEND TAX STATEMENTS TO:
BRET A. and WINONA LEANNE SPECHT
Maverick Apts. #17
220 N. Fourth Street
Klamath Falls, Oregon 97601