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Until a change is requested, all tax statements shall be sent to the following address: Ronald W. Raymond P.O. Box 1942 Klamath Falls,

Oregon 97601

WARRANTY DEED

FREEMAN DEVELOPMENT CO., INC., an Oregon corporation, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto RONALD WAYNE RAYMOND, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Parcel 1: A portion of Tract 90, Enterprise Tracts more particularly described as follows:

Beginning at a point on the East line of said Tract 90, 30 feet North of the Southeast corner of said Tract; thence West 688.6 feet, more or less, to the East boundary of a tract of land conveyed to J. L. Lee by deed recorded August 16, 1909, in Deed Volume 28, page 17, thence North along the East boundary of said Lee Tract to the Southerly boundary of the Great Northern Railway right-of-way; thence Southeasterly along the Southerly boundary of said right-of-way to its intersection with the East boundary of said Tract 90; thence South to the point of beginning.

Parcel 11: All of Block 1 and Lots 1, 2, 3, 4, 5, 6, and 7 in Block 2 of Ewauna Park, EXCEPTING THEREFROM a 40-foot strip of land along the railroad as deeded by deed recorded in Deed Volume 284, page 106, Klamath County, Oregon Records.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contract, water and irrigation rights in connection therewith.

(2) Rights conveyed by L. Jacobs and Hallie Jacobs, his wife, to California Northeastern Railway Company, a corporation, dated June 4, 1908, recorded June 5, 1908, in Deed Volume 24, page 244, Records of Klamath County, Oregon.

(3) Easement and right of way for the transmission and distribution of electricity across a strip of land 15 feet in width off of the Southerly portion of Lot 11 of Block 5 of Ewauna Park, deeded by Ewauna Park Corporation, a corporation, to The California Oregon Power Company, a corporation, dated December 06, 1940, recorded December 18, 1940, in Deed Volume 134, page 119, Records of Klamath County, Oregon.

(4) Easement and right of way for the transmission and distribution of electricity from Shaw Lumber Company, a corporation, to The California Oregon Power Company, a corporation, recorded January 7, 1941, in Volume 134, page 367, Records of Klamath County, Oregon.

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

WARRANTY DEED (1)

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Grantor hereby covenants to and with said Grantee, his heirs, successors and assigns, that it is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, 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 is \$130,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of August, 1979.

FREEMAN DEVELOPMENT CO., INC.

By: Maryallie Freeman Ellis
Maryallie Freeman Ellis
President

By: Rega Dee Freeman
Rega Dee Freeman
Secretary

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 24th day of August, 1979, personally appeared the above-named MARYALLIE FREEMAN ELLIS, appearing herein as President for Freeman Development Co., Inc., and REGA DEE FREEMAN, appearing herein as Secretary for Freeman Development Co., Inc., and acknowledged the foregoing instrument to be their voluntary act and deed.

Michael D. Jones
Notary Public for Oregon
My Commission Expires: 7/19/82

Return to:
Grantee
P.O. Box 1942
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 28th day of August A. D. 1979 at 12:12 o'clock P.M., on

fully recorded in Vol. M79, of Deeds on Page 20448

Wm D. MILNE, County Clerk

Fee \$7.00