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WARRANTY DEED

CHARLES D. RYMAN, FRANCES R. BEALE, LOIS RYMAN LEWIS, WILLIAM H. LEWIS, PETER DEWITT ARESON and CYNTHIA G. ARESON, Grantors convey and warrant to DONALD R. CLAUNCH, an undivided one-half interest and BETTY J. CLAUNCH, an undivided one-half interest, as tenants in common, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

SW 1/4 SW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian:

NW 1/4 NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, EXCEPTING the following described parcels of land:

Beginning at the 1/16 section corner in the center of the NW 1/4 of Section 34; thence N. 89 degrees 25 minutes W. 561.1 feet; thence N. 0 degrees 19 minutes West 776.3 feet; thence South 89 degrees 25 minutes East 561.1 feet; thence South 0 degrees 19 minutes East 776.3 feet to the point of beginning; containing 10 acres, more or less.

Beginning at the Southwest corner of the said NW 1/4 NW 1/4; thence North 0 degrees 28 minutes West 253 feet to the northerly right of way line of the State Highway; thence along said right of way line South 73 degrees 47 minutes 15 seconds East on the long chord of a curve to the right a distance of 188.1 feet; thence on a 1592.4 feet radius curve right (the long chord of which bears S. 67 degrees 29 minutes 15 seconds East 182.1 feet) a distance of 182.2 feet; thence South 73 degrees 31 minutes East 368.5 feet to the north line of a County road; thence South 89 degrees 46 minutes East 70 feet to the east line of I. L. C. Gooding property; thence South 0 degrees 19 minutes East 30 feet to the south line of said NW 1/4 NW 1/4; thence North 89 degrees 46 minutes West 775.9 feet along the South line of said NW 1/4 NW 1/4 to the place of beginning.

ALSO SAVING AND EXCEPTING that portion deeded to the State of Oregon by and through its State Highway Commission by deed recorded January 29, 1965 in Deed Volume 359 on page 112.

AND FURTHER SAVING AND EXCEPTING the North 60 feet of the NW 1/4 NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Right of way for pole line easement, including the terms and provisions thereof, given by I. L. C. Gooding to The

WARRANTY DEED, PAGE ONE.

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Pacific Telephone and Telegraph Company, dated June 9, 1942, recorded August 1, 1942, on page 54 of Volume 149 of Deeds, records of Klamath County, Oregon.

3. Right of way for pole and transmission lines, including the terms and provisions thereof, given by I. L. C. Gooding to The California Oregon Power Company, dated January 28, 1944, recorded February 4, 1944, on page 133 of Volume 162 of Deeds, records of Klamath County, Oregon.

4. Easement disclosed by Deed from Merlin T. Ryman and Ruth S. Ryman, et al to School District No. 1, dated December 23, 1960 and recorded in Volume 327 on page 289, records of Klamath County, Oregon.

5. Reservations and restrictions contained in Deed from Merlin T. Ryman et al to State of Oregon, by and through its State Highway Commission, dated December 2, 1964, and recorded January 29, 1965 in Deed Volume 359, on page 112, records of Klamath County, Oregon, pertaining to abutter's easements of access between the right of way of the public way identified as the Klamath Falls-Malin Highway and all of Grantors' remaining property.

The true and actual consideration paid for this conveyance is \$200,000.00.

WITNESS Grantors' hands this 3 day of Jan, 1979.

Charles D. Ryman
Charles D. Ryman
 CHARLES D. RYMAN

Frances R. Beale
 FRANCES R. BEALE

Lois Ryman Lewis
 LOIS RYMAN LEWIS

William H. Lewis
 WILLIAM H. LEWIS

Peter Dewitt Areson
 PETER DEWITT ARESON

Cynthia G. Areson
 CYNTHIA G. ARESON

Return to
KCTO

✓ STATE OF New Jersey)
 County of Union) ss. 1/3/80

Personally appeared CHARLES D. RYMAN and acknowledged the foregoing instrument to be his voluntary act and deed BEFORE ME:

WARRANTY DEED, PAGE TWO.

Richard G. Roberts, Jr.
 NOTARY PUBLIC FOR N.J.
 My Commission Expires 3-27-82

RICHARD G. ROBERTS, JR.
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires March 27, 1982
 Registered in Middlesex and Union Counties

STATE OF Pennsylvania)
County of Cumberland) ss.

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Personally appeared FRANCES R. BEALE and acknowledged the foregoing instrument to be her voluntary act and deed.

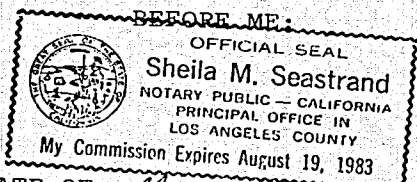
BEFORE ME:

William J. Zering
NOTARY PUBLIC FOR
My Commission Expires:

NOTARY PUBLIC
My Commission Expires Dec. 21, 1981
Lemoyne, Pa. Cumberland County

STATE OF California)
County of Los Angeles) ss.

Personally appeared WILLIAM H. LEWIS and LOIS RYMAN LEWIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Sheila M. Seastrand
NOTARY PUBLIC FOR California
My Commission Expires: Aug. 19, 1983

STATE OF MASS.)
County of Middlesex) ss.

Personally appeared PETER DEWITT ARESON and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Kerena J. Orr
NOTARY PUBLIC FOR Commonwealth of Mass.
My Commission Expires: 3-20-81

STATE OF MASS.)
County of Middlesex) ss.

Personally appeared CYNTHIA G. ARESON and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Kerena J. Orr
NOTARY PUBLIC FOR Commonwealth of Mass.
My Commission Expires: 3-20-81

Unless a change is requested all future tax statements shall be sent to:

Mr. and Mrs. Donald R. Claunch

AFTER RECORDING RETURN TO:

KCTCO

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of January A.D., 19 80 at 3:55 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 325.

FEE \$10.50

WM. D. MILNE, County Clerk
By Bernetha Dutsch Deputy