

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Company

this 17th day of January A. D. 1980 at 11:08 o'clock A. M., and
duly recorded in Vol. M-80, of Mortgages on Page 1005

W. D. MILNE, County Clerk

Fee \$10.50

MOUNTAIN TITLE COMPANY

79471

WARRANTY DEED MTC - 8405 L

Page 1008

KNOW ALL MEN BY THESE PRESENTS, That
Lester A. Macomber and Mary Macomber, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Donald R. Cross and Bernette M. Cross, Husband and Wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"SEE LEGAL AS IT APPEARS ON THE REVERSE OF THIS DEED"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 those
stated on the reverse of this deed, or those apparent upon the land, if any, as of
the date of this deed.

and that
grantor will warrant and forever defend the said 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 \$ 127,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of January, 1980;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 17, 1980

Personally appeared the above named
Lester A. Macomber and
Mary Macomber

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires
My Commission Expires July 13, 1991

STATE OF OREGON, County of) ss.
January 17, 1980

Personally appeared) and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon

My commission expires:

Lester A. and Mary Macomber

GRANTOR'S NAME AND ADDRESS
Donald R. and Bernette Cross
8230 Hill Road
Klamath Falls, Oregon 97601

After recording return to:

as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)
I certify that the within instru-
ment was received for record on the
day of January, 1980,
at 11:08 o'clock A. M., and recorded
in book on page or as
file/reel number ,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer
By Deputy

PARCEL 1:

A tract of land situated in the NE $\frac{1}{4}$ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Westerly right of way line of the Hill (Bradbury) County Road, said point being South 89° 54' 41" East 10.70 feet, South 00° 19' 32" West 947.85 feet and North 88° 56' 48" West 30.00 feet from the Northeast corner of the NW $\frac{1}{4}$ of said Section 28; thence North 88° 56' 48" West 766.54 feet to the true point of beginning; thence South 603.83 feet; thence West 410.34 feet to the centerline of ditch; thence along said ditch North 01° 58' 00" East 174.02 feet; thence North 12° 12' 03" East 360 feet to the beginning of a curve to the left with a radius of 300 feet through a central angle of 16° 12' 11" for a distance of 84.84 feet; thence South 88° 56' 48" East 342.30 feet to the true point of beginning.

PARCEL 2:

A parcel of land situate in Section 28, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point South 89° 4' 41" East a distance of 10.70 feet from the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian; thence South 00° 19' 32" West a distance of 947.85 feet; thence North 88° 56' 48" West a distance of 415.48 feet to the true point of beginning; thence South a distance of 596.84 feet; thence West a distance of 380 feet; thence North a distance of 603.83 feet; thence South 88° 56' 48" East a distance of 380.06 feet to the true point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, as additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
4. An easement, including the terms and provisions thereof, created by instrument Dated November 12, 1971, Recorded December 9, 1971, in Volume M71, at page 12891, and Dated November 12, 1971, and Recorded December 9, 1971 in Volume M71, at page 12892, Microfilm Records of Klamath County, Oregon. Said easement is for the use and maintenance of existing drainage ditches, and a thirty foot easement for ingress and egress to adjoining properties.
5. Subject to the terms and provisions of that certain agreement, dated August 4, 1972 and recorded August 21, 1972 between Harold Dehlinger and Son, a Partnership and Klamath Irrigation District. Said easement is to provide the Klamath Irrigation District with access to and ingress and egress from the F-1 canal and F-1-A lateral for the purpose of operation, regulation, maintenance, replacement, clearing and repair of said Irrigation system and all parts and appurtenances thereto and to enable the District to patrol said system and distribute water therefrom.
6. Road Maintenance Agreement, including the terms and provisions thereof, dated December 26, 1979 and recorded December 27, 1979 in Volume M79, page 29698, Microfilm records of Klamath County, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of January A.D., 1980 at 11:32 o'clock A M., and duly recorded in Vol M-80 of Deeds on Page 1008.

FEE \$7.00

WM. D. MILNE, County Clerk

By Jacqueline J. Metler Deputy