

LLOYD M. JENSEN and HAZEL W. JENSEN, husband and wife

hereinafter called grantor, convey(s) to  
PAUL E. BRECKNER and ROBBIE R. BRECKNER, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 108,000.00 \*Dated this 22nd day of January, 19 80

Lloyd M. Jensen  
Hazel W. Jensen

STATE OF OREGON, County of Klamath ) ss.

On this 22nd day of January, 1980 personally appeared the above named  
Lloyd M. Jensen and Hazel W. Jensen, husband & wife acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/2/82

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Title \_\_\_\_\_

Deputy \_\_\_\_\_

After Recording Return to:

Mr. & Mrs. Paul E. Breckner  
3322 Raymond St.

Klamath Falls, Oregon 97601

Send tax statements to:

Dept. of Veterans Affairs

1225 Ferry B.E.

Balem, Oregon 97310

A parcel of land situated in Section 29, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of Section 29, said point being South 0° 18' 51" West along said West line a distance of 192.46 feet from the West quarter corner of Section 29; thence North 0° 18' 51" East a distance of 192.46 feet to the said West quarter corner; thence North 0° 07' 31" East along the West line of Section 29, a distance of 435.87 feet; thence North 89° 40' 00" East 2893.47 feet to the Westerly right of way line of the Lost River Diversion Reservoir; thence Southerly along said right of way line to a point on said line which bears North 89° 40' 00" East, a distance of 2714.95 feet from the point of beginning; thence South 89° 40' 00" West 2714.95 feet to the point of beginning.

Seller to retain a 10' easement along the southerly boundry of this description, beginning at the Telephone pedestal shown on the recorded survey dated 9/7/79 for Minor Partition #79-89 to the westerly boundary of the USBR Perpetual R/W Flood Easement #DV 87-488 shown on the same survey and thense Northerly along the mentioned R/W to the intersection of the R/W and the Northerly boundary of the within described land for the purpose of delivering underground power and telephone service to the property adjoining.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187.

SEE ATTACHED FOR CONTINUATION..

3. Acceptance of Terms and Conditions of U.S. Reclamation Extension Act, recorded March 23, 1915 in Book 43 at page 405, Deed Records. (Covers Additional Property.)
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated : June 1, 1925  
 Recorded : October 25, 1926 Book: 72 Page: 467  
 For : 10 foot wide irrigation ditch and for ingress and egress. (Covers Additional Property.)
5. Reservations and restrictions, including the terms and provisions thereof, contained in deed from Chas. E. Drew and Iva Drew to United States of America, dated July 6, 1929, recorded July 24, 1929 in Book 87 at page 488, Deed Records, relative to the flooding of certain lands. (Covers Additional Property.)
6. An easement created by instrument, including the terms and provisions thereof,  
 Dated : June 8, 1933  
 Recorded : June 16, 1933 Book: 101 Page: 172  
 In Favor Of : United States of America  
 For : Ingress and egress to irrigation ditch North of property. (Covers Additional Property.)
7. An easement created by instrument, including the terms and provisions thereof,  
 Dated : October 11, 1943  
 Recorded : October 22, 1943 Book: 159 Page: 293  
 In Favor Of : The California Oregon Power Company, a California Corporation.  
 For : 10 foot wide pole and wire line. (Covers Additional Property.)
8. An easement created by instrument, including the terms and provisions thereof,  
 Dated : April 8, 1946  
 Recorded : April 9, 1946 Book: 187 Page: 288  
 For : A perpetual easement to conduct irrigation water to adjacent property across herein described property. (Covers Additional Property.)
9. An easement created by instrument, including the terms and provisions thereof,  
 Dated : June 6, 1946  
 Recorded : June 6, 1946 Book: 190 Page: 301  
 For : Easement for conducting irrigation water through ditches. (Covers Additional Property.)
10. Agreement, including the terms and provisions thereof,  
 Dated : January 4, 1978  
 Recorded : January 6, 1978 Book: M-78 Page: 370  
 Between : Lloyd M. Jensen and Hazel W. Jensen, husband and wife; and Cliff L. Peery and Mary H. Peery, husband and wife.  
 For : Irrigation pipeline and pump. (Covers Additional Property.)

11. An easement created by instrument, including the terms and provisions thereof, recorded June 20, 1978 in Book M-78 Page: 13071.
12. An easement created by instrument, including the terms and provisions thereof, recorded August 9, 1978 in Book M-78 Page: 17439 and re-recorded January 31, 1979 in Book M-79 Page: 2555.
13. Agreement, including the terms and provisions thereof, recorded January 31, 1979 in Book: M-79 Page: 2551.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 28th day of January A. D. 1980 at 11:45 o'clock A M., an-

duly recorded in Vol. M80, of Deeds on Page 1715

Wm D. MILNE, County Clerk.

By Bernetha Heloche

Fee \$14.00