

This Indenture Witnesseth, THAT Merwyn W. Rice and Mary J. Rice, husband and wife,

hereinafter known as grantors, for and in consideration of the sum of - - - - - Ten and no-100ths - - - - - Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Ernest L. Ritter and Martha C. Ritter, Husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 18; the N $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; the SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; and Lots 3, 4 and 5 of Sec. 19, Twp. 39 South, Range 11 $\frac{1}{2}$  E.W.M.; also The NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 19, Twp. 39 South, Range 11 $\frac{1}{2}$  E.W.M.

EXCEPTING any portion thereof lying within existing rights of way for ditches, canals, laterals and roadways.

SUBJECT to easements and rights of way of record and those apparent on the land, and to contract and/or lien for irrigation and/or drainage; and to location with Poe Valley Improvement District, and the assessments thereof and to rights of the public and governmental bodies, if any, in any portion of the premises lying below the high water line of Lost River, and to acreage and use limitations under provisions of United States Statutes and regulations issued thereunder and also subject to the terms and conditions of a certain agreement covering ownership and operation of motor and pump entered into between vendors herein and Jack R. Chapman and Johannah M. Chapman, husband and wife, dated April 22, 1960, the vendees assuming the obligations of vendors thereunder.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances,

except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 23d day of April 1960.

STATE OF OREGON, }  
County of Klamath } ss.

Merwyn W. Rice (SEAL)  
Mary J. Rice (SEAL)  
(SEAL)  
(SEAL)

BE IT REMEMBERED, That on this 23d day of April A. D. 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Merwyn W. Rice and Mary J. Rice, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of  
GANONG & GANONG  
First Federal Building  
Klamath Falls, Oregon

Notary Public for Oregon.  
My Commission Expires 10/1/61

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of April A.D., 1960 at 11:11 o'clock A.M., and duly recorded in Vol. MR0 of Deeds on Page 7441.

FEE \$3.50

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