

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALFRED G. BERGMAN and LEAH M. BERGMAN, Husband and Wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by WESLEY G. DALRYMPLE and BEVERLY M. DALRYMPLE, Husband and Wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their 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, to-wit:

A portion of Section 12, Township 41 South, Range 10 East, W.M., more particularly described as follows:

Beginning at a point on the West line of Government Lot 3, said point being 1328 feet West and 336 feet South of the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 E.W.M.; and said point being hereinafter referred to as "Point A"; running thence South 33 deg. 20 min. East 300.5 feet; thence South 60 deg. 27 min. East 116.6 feet to the true point of beginning; thence North 179.1 feet: thence West 147.33 feet; thence Northwesterly in a straight line to the aforementioned "Point A"; thence East 274 feet; thence North 336 feet, more or less to the North line of said Section 12; thence East along said North section line 261 feet; thence South 712 feet, more or less, to the Northerly bank of Lost River; thence in a Westerly direction following the Northerly bank of Lost River to a point thereon which is due South of the point of beginning; thence North 99 feet, more or less, to the point of beginning; EXCEPTING THEREFROM any portion of the above described property lying within Front Street or the Dalles-California Highway; and

All subject to (1) Acreage and use limitations under provisions of the U.S. Statutes and regulations issued thereunder; All contract, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation; (2) Easements and rights of way of record or apparent on the land; rights of the public and of governmental bodies in and to any portion of the herein described property lying below high water mark of Lost River; (3) Liens of the Town of Merrill, if any; (4) right of ingress and egress as set out in deed from Wm. J. Dean and David J. Dean, to the City of Merrill, dated Jan. 9, 1936, recorded Aug. 23, 1937, in Deed Vol. 111 at page 362, Records of Klamath County, Oregon; and (5) Contract, including the terms and provisions thereof, dated Oct. 1, 1964, recorded Oct. 22, 1964, in Deed Vol. 357, page 114, between David J. Dean and Bonnie Dean, husband and wife, and Alfred G. Bergman and Leah M. Bergman, husband and wife.

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To Have and to Hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

And grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above stated, and that Grantors 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, stated in terms of dollars, is \$13,500.00.

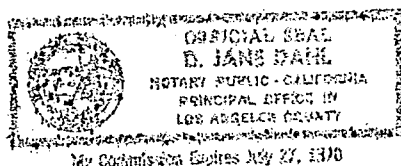
IN WITNESS WHEREOF, the Grantors have executed this instrument on the 23rd day of April, 1968.

Alfred G. Bergman
ALFRED G. BERGMAN
Leah M. Bergman
LEAH M. BERGMAN

STATE OF CALIFORNIA)
) ss
County of Los Angeles)

On this 3rd day of May, 1968, before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Alfred G. Bergman and Leah M. Bergman, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

D. Jane Dahl
Notary Public in and for the
County of Los Angeles, State of
California
My comm. expires 7-27-70



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 19th day of August A. D. 1980 at 1:18 clock P.M.
uly recorded in Vol. M80, of Deeds on Page 15674

Wm D. MILNE, County Clerk
By Barbara J. Lister

Fee \$7.00