

WARRANTY DEED (INDIVIDUAL)

ANDREW V. JONES AND JENEANE M. JONES, husband and wife as tenants in common
 WILLIAM S. OPPELT AND FLORENCE R. OPPELT, as tenants in common

hereinafter called grantor, convey(s) to
 ANDREW V. JONES AND JENEANE M. JONES, HUSBAND AND WIFE, each to an undivided
 interest in all that real property situated in the County
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT A

Subject to:

- 1) Regulations of the Emmitt District Improvement Company
- 2) Taxes for the year 1980-81 which are a lien but not yet due and payable
- 3) This property is currently under Farm Use Assessment

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 as set forth above

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 \$ 15,000.00.*

Dated this 20 day of August, 1980.

Andrew V. Jones Jeneane M. Jones
William S. Oppelt Florence R. Oppelt
William S. Oppelt

STATE OF OREGON, County of Klamath ss.

August 20, 1980 personally appeared the above named
Andrew V. Jones, Jeneane M. Jones, William S. Oppelt & Florence R. Oppelt
 instrument to be Oppelt & Florence R. Oppelt voluntary act and deed.

Before me:

Notary Public for Oregon
 My commission expires:

Donna K. Mateson
 DONNA K. MATESON
 NOTARY PUBLIC-OREGON
 My Commission Expires 1/21/84

* 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

After Recording Return to: & taxes
Mr & Mrs Andrew V Jones
RT-3 Box 377
Klamath Falls, OR
97601

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.

Title

By _____ Deputy

Order No. 38-22261
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EXHIBIT A

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a stake in the Northerly right of way fence of the Ashland-Klamath Falls Highway, which stake is South 46° 58' East 1401.2 feet from the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence North 0° 21' West 1496.37 feet to a stake in the Southerly bank of Emmitt Ditch; thence East 160.7 feet to a stake; thence South 0° 21' East 1193.32 feet to a stake; thence West 77.5 feet to a stake; thence South 0° 21' East 303.18 feet to a stake in the aforementioned right of way fence; thence South 72° 38' West 87.17 feet along same right of way fence to point of beginning.

ALSO

A portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a stake in the Northerly right of way fence of the Ashland-Klamath Falls Highway, which stake is South 41° 20' East 1333.36 feet from the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence North 0° 21' West 1541.25 feet to a stake near the Southerly bank of Emmitt Ditch; thence East 143.5 feet to a stake; thence South 0° 21' East 1496.37 feet to a stake in the aforementioned right of way fence; thence South 72° 38' West 150.35 feet along the same right of way fence to point of beginning.

EXCEPTING from both legals above, the following:

A parcel of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a stake on the Northerly right of way line of the Ashland-Klamath Falls Highway, which stake is South 41° 20' East 1333.36 feet from the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence North 00° 21' West, 711.53 feet, along the Westerly line of that parcel described in Deed Volume M-73 at page 15794; thence East 197.13 feet; thence South 00° 21' East, 650.00 feet to the point on the Northerly right of way line of the Ashland-Klamath Falls Highway; thence South 72° 38' West, 206.15 feet, along said right of way line, to the place of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss. .

I hereby certify that the within instrument was received and filed for record on the 20th day of August A.D., 19 80 at 3:54 o'clock P.M., and duly recorded in Vol. M80, of Deeds on Page 15791.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha H. Hitech Deputy