

WARRANTY DEED

This Indenture Witnesseth, THAT S. FRANZ WOGAN and MARILYN M. WOGAN, husband and wife,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WILLIAM M. GANONG and MARIE I. GANONG, as tenants in common and not as tenants by the entirety, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

All that property described on EXHIBIT A, attached hereto and made a part hereof,

20 OCT 13 AM 10 54

The true and actual consideration for this transfer is \$76,500.00.

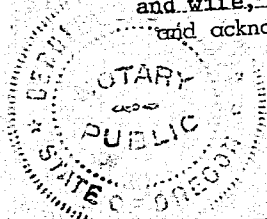
The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owner in fee simple of said premises; that they are free from all incumbrances, except those set forth on Exhibit A and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal this 10th day of October, 1980

S. Franz Wogan (SEAL)
Marilyn M. Wogan (SEAL)

STATE OF OREGON, County of Klamath, ss. October 13, 1980
Personally appeared the above named S. Franz Wogan and Marilyn M. Wogan, husband and wife,

and acknowledged the foregoing instrument to be Their voluntary act and deed.



Before me:
Bernice D. Knapp
Notary Public for Oregon.
My commission expires 3-13-84

After recording return to:
William M. Ganong
614 Conger Avenue
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following name and address:
William M. Ganong
614 Conger Avenue
Klamath Falls, Oregon 97601

Wm. M. Ganong-Attorney
P. O. Box 57
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 _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk-Recorder:
By _____ Deputy

1400

EXHIBIT A
DESCRIPTION OF PROPERTY

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All the following described real property situated in Klamath County, Oregon:

Parcel 1: A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 E.W.M.; thence S. 52°00'00" E. along the Northerly line of the Barnhisel property 19.00 feet to a one-half inch iron pin, said point being the True Point of Beginning of this description; thence continuing S. 52°00'00" E. 191.65 feet; thence S. 69°39' W. 52.37 feet; thence S. 47°31'00" W. 49.10 feet; thence N. 06°16'20" W. 32.80 feet; thence N. 37°51'20" W. 114.87 feet; thence N. 26°26'30" W. 30.84 feet; thence N. 50°08'40" E. 28.79 feet to the True Point of Beginning, containing 10,095 square feet, with bearings based on recorded Survey's Numbered 1276, 2007 and 2126.

PARCEL 2: An undivided one-third interest in the followig described real property.

A private road right-of-way situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being North 41° East a distance of 1094 feet, more or less by record from the one-fourth corner common to Sections 31 and 32 Township 38 South, Range 9 East of the Willamette Meridian, thence South 37°29'10" East a distance of 206.81 feet, said point being the True Point of beginning of this description; thence South 47°31' West 230.92 feet; thence North 42°29' West 18.00 feet; thence North 47°31' East 235.25 feet; thence North 69°39' East 52.37 feet; thence South 52°00' East along said line 28.00 feet; thence South 74°34' West 64.53 feet to the true point of beginning; with the bearings of the above description based on recorded Survey's Numbered 1276, 2007 and 2126.

PARCEL 3: An undivided one-third interest in and to the common ground more particularly described as follows:

The Swimmin pool area described as follows:

A tract of Land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Section 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 52°00'00" E. along the northerly line of the Barnhisel property 19.00 feet; thence S. 50°08'40" W. 28.79 feet; thence S. 26°26'30" E. 30.84 feet thence S. 37°51'20" E. 42.04 feet; said point being the True Point of Beginning of this description; thence continuing S. 37°51'20" E. 72.83 feet; thence S. 06°16'20" E. 32.80 feet; on the northwesterly line of that easement recorded in Deed Volume 206, page 429, and Deed Volume 328, page 538, as recorded in the Klamath County Deed Records; thence S. 47°31'00" W. along said easement line 89.33 feet; thence N. 33°32'00" W. 79.97 feet; thence N. 56°33'30" E. 60.78 feet; thence N. 37°51'20" W. 32.92 feet; thence N. 52°08'40" E. 39.60 feet; to the True Point of Beginning, containing 89,522 square feet, with bearings based on recorded Survey's Numbered 1276, 2007 and 2126.

The Tennis Court Area described as follows:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

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Being at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 37°29'10" E. a distance of 206.81 feet; to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road; thence S. 47°31'00" W. 267.92 feet; thence N. 46°43'00" W. 75.00 feet; thence N. 34°31'00" W. 45.78 feet to a one-half inch iron pin, said point being the True Point of Beginning of this description; thence continuing N. 34°31'00" W. 180.33 feet; thence N. 56°02'30" E. 67.01 feet; thence S. 33°59'09" E. 180.91 feet; thence S. 56°33'30" W. 65.34 feet to the True Point of beginning, containing 11,952 square feet, together with any land lying between the northeasterly bank of Link River and the southwesterly side of the above described tract of land, with bearings based on recorded Survey's Numbered 1276, 2007 and 2126.

A 6-foot wide easement connecting tennis court and swimming pool areas for the exclusive use of owners of common ground and their guests situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 37°29'10" E. a distance of 206.81 feet; thence S. 47°31'00" W. 267.92 feet; thence N. 46°43'00" W. 75.00 feet; said point being the True Point of Beginning of this description, said easement to be six feet in width, and on the right side of the following described line; thence N. 34°31'00" W. 45.78 feet; thence N. 56°33'30" E. 147.27 feet; together with any land lying between the northeasterly bank of Link River and the southwesterly side of the above described easement with bearings based on Survey's Numbered 1276, 2007 and 2126.

SUBJECT TO:

1. Taxes for the year 1980-81 which are now a lien but which are not yet due and payable.
2. Easement and Agreement for pipe line and irrigation, including the terms and provisions thereof, by and between Fred Heilbronner, et al., and The California Oregon Power Company, a corporation, dated March 21, 1925, recorded April 25, 1925, in Volume 65, page 512, Deed records of Klamath County, Oregon.
3. Release of water rights and easement for roadway, including the terms and provisions thereof, by and between Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, and The California Oregon Power Company, a California corporation, dated May 16, 1947, recorded May 22, 1947, in Volume 206, page 429, Deed records of Klamath County, Oregon.
4. Easement regarding water line, electric power line, domestic water system, including the terms and provisions thereof, in deed from the California Oregon Power Company, a corporation, to Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, dated April 30, 1947, recorded May 27, 1947, in Volume 207, page 7, Deed records of Klamath County, Oregon. Affects Parcel 2.
5. Easement for road purposes on and over the Barnhisel Entrance Road, including the terms and provisions thereof, dated September 11, 1947, recorded September 12, 1947, in Volume 211, page 261, Deed records of Klamath County, Oregon. Affects Parcel 2.
6. Easement and right of way to construct, maintain and repair sewer, including the terms and provisions thereof, given by Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, to the City of Klamath Falls, Oregon, dated October 31, 1960, recorded April 14, 1961, in Volume 328, page 538, Deed records of Klamath County, Oregon.
7. Agreement and conveyance, including the terms and provisions thereof, to establish boundary lines, dated June 10, 1968, recorded June 18, 1968, in Volume M-68, page 5385, Deed records of Klamath County, Oregon. Affects Parcel 2.

8. Agreement, including the terms and provisions thereof, by and between Howard Barnhisel and Maybelle E. Barnhisel, also known as Mabel E. Barnhisel, husband and wife, and S. Franz Wogan and Marilyn M. Wogan, husband and wife, dated July 21, 1975, recorded September 8, 1975, in Volume M-75, page 10527, Deed records of Klamath County, Oregon

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9. Agreement, including the terms and provisions thereof, by and between Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, and David C. Elliott and Eloise J. Elliott, husband and wife, dated July 21, 1975, recorded September 8, 1975, in Volume M-75, page 10541, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Wm. M. Ganong Atty
this 13th day of October A. D. 1980 at 10:54 o'clock A. M., and
duly recorded in Vol. M80, of Deeds on Page 19867

Fee \$14.00

Wm D. MILNE, County Cl.
By Bernetha H. Letts