

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That REGA D. FREEMAN and MARYALLICE FREEMAN, Husband and Wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by STEPHEN A. GIRARD, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1

In Township 35 South, Range 14 East of the Willamette Meridian:

Section 20: SE $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 29: NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$;

Section 30: E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$;

Section 31: NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, Lot 2, (excepting NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, and S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$);

In township 36 South, Range 14 East of the Willamette Meridian:

Section 6: All;

PARCEL 2

In township 35 South, Range 14 E.W.M.:

Section 19: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$;

Section 20: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$;

Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$;

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT, (1) acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits; if any of the above there may be; (2) rights of Government bodies, if any, in and to that portion of the above described property lying below high water mark of

1 North Fork of Sprague River or its tributaries; (3) easement and right
2 of way, including the terms and provisions thereof, granted to The
3 California Oregon Power Company, dated May 29, 1951, recorded June 5,
4 1951, in Book 247 at page 519, Deed Records of Klamath County, Oregon,
5 (affects SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 29; SE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 30; E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 31 all in Twp.
6 35 S., Rge. 14 E.W.M.); (4) an easement created by instrument, including
7 the terms and provisions thereof, dated February 23, 1961, recorded
8 March 28, 1961, Deed Records, in favor of The California Oregon Power
9 Co. for electric power, over the S $\frac{1}{2}$ S $\frac{1}{2}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ all in Sec. 6,
10 Twp. 36 S., Rge 14 E.W.M.; (5) an easement created by instrument,
11 including the terms and provisions thereof, dated April 18, 1961,
12 recorded April 21, 1961, Deed Records, in favor of Heaton Steel and
13 Supply, Inc., for a right of way for ingress and egress over Section 6,
14 Township 36 South, Range 14 E.W.M.; (6) contract, including the terms
15 and provisions thereof, dated May 10, 1965, recorded June 3, 1965, in
16 Book 362, page 176, between Meryl Creek Cattle Co., a partnership,
17 vendor, and Rega D. Freeman and Maryallice Freeman, vendees; and that
18 grantors will warrant and forever defend the above granted premises and
19 every part and parcel thereof against the lawful claims and demands of
20 all persons whomsoever, except those claiming under the above described
21 encumbrances.

22 The true and actual consideration paid for this transfer,
23 stated in terms of dollars, is \$290,000.00.

24 In construing this deed and where the context so requires,
25 the singular includes the plural.

26 WITNESS grantors' hands this 12th day of December, 1968.

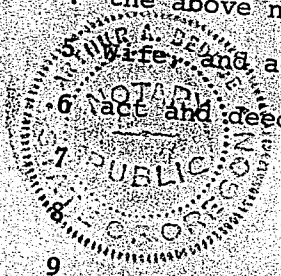
27 Rega D. Freeman

28 Maryallice Freeman

4870

1 STATE OF OREGON)
2 County of Klamath) ss.
3

4 On this 12 day of December, 1968, personally appeared
5 the above named REGA D. FREEMAN and MARYALLICE FREEMAN, Husband and
6 wife, and acknowledged the foregoing instrument to be their voluntary
7 act and deed.



BEFORE ME:

Arthur D. Beddoe
NOTARY PUBLIC FOR OREGON
My commission expires 9-8-69

Return to:
TA donna

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
this 17th day of March A. D. 1981 at 3:05 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 4868.
By Evelyn Biehn EVELYN BIEHN, County Clerk
Fee \$10.50