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WARRANTY DEED

Vol. M81 Page 10952

JOHN WADE NELSON and CORALIE C. NELSON, Grantors, convey to BETTLES FAMILY OF OREGON, LTD., a limited partnership, Grantee, all that real property situated in Klamath County, Oregon, described as:

See Exhibit A-1 attached hereto and by this reference incorporated herein.

and covenant that Grantors are the owners of the property described on Exhibit "A" free of all encumbrances except as set forth on Exhibit "A" and will warrant and defend the same against those persons who may lawfully claim the same.

The true and actual consideration for this transfer is the sum of \$40,000 for the land and \$5,000 for the easements conveyed herein.

Dated this 15 day of June, 1981.

John Wade Nelson  
John Wade Nelson

Coralie C. Nelson  
Coralie C. Nelson

STATE OF OREGON )  
County of Jackson ) ss.  
June 15, 1981 )

Personally appeared JOHN WADE NELSON and CORALIE C. NELSON and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Samuel M. James  
Notary Public for Oregon  
My commission expires: 10/17/83

Return:  
Helmies, James P.C.  
837 East Main  
Medford Oregon 97501  
WARRANTY DEED

4 days:  
Bettles Family of Oregon Ltd  
Star Route Box 104  
Chiloquin, Oregon

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A tract of land situated in section 21, T35S, R7EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point of the Williamson River Estates, a duly recorded subdivision, said initial point situated S19°17'35"E a distance of 1037.36 feet (S18°49'22"E 1038.84 feet by said plat) from the north one-fourth corner (N $\frac{1}{4}$ ) of said section 21; thence S81°02'30"W 172.35 feet (172.88 by said plat); thence continuing S81°02'30"W 80.86 feet; thence N09°27'45"W 365.94 feet to a 1/2-inch iron pin which is N80°32'15"E 17.00 feet from point A as shown on accompanying Exhibit A; thence N80°32'15"E 253.20 feet to the westerly right of way line of U.S. Highway 97; thence S09°27'45"E, along said right of way line, 368.17 feet to the point of beginning, containing 2.13 acres, with bearings based on said recorded plat;

TOGETHER WITH the easement referred to as Pressure line area in deed volume M79, page 28497, of the Klamath County deed records, said easement being more particularly described as follows: Beginning at said point A of above description, which bears S01°17'32"E 660.66 feet from said N $\frac{1}{4}$  corner of said section 21; thence N09°27'45"W 60.00 feet; thence N10°15'09"W 357.01 feet; thence West 184.41 feet to point B; thence North 22.00 feet; thence East 221.08 feet to the westerly line of that tract of land described in deed volume M80, pages 6729 and 6730, of said Klamath County deed records; thence S10°15'09"E, along said westerly line, 372.68 feet; thence S09°27'45"E 60.00 feet to the northerly line of deed volume 336, page 17, of said Klamath County deed records, also being the northerly line of the above described 2.13 acre parcel; thence S80°32'15"W 40.00 feet to point A, being the point of beginning.

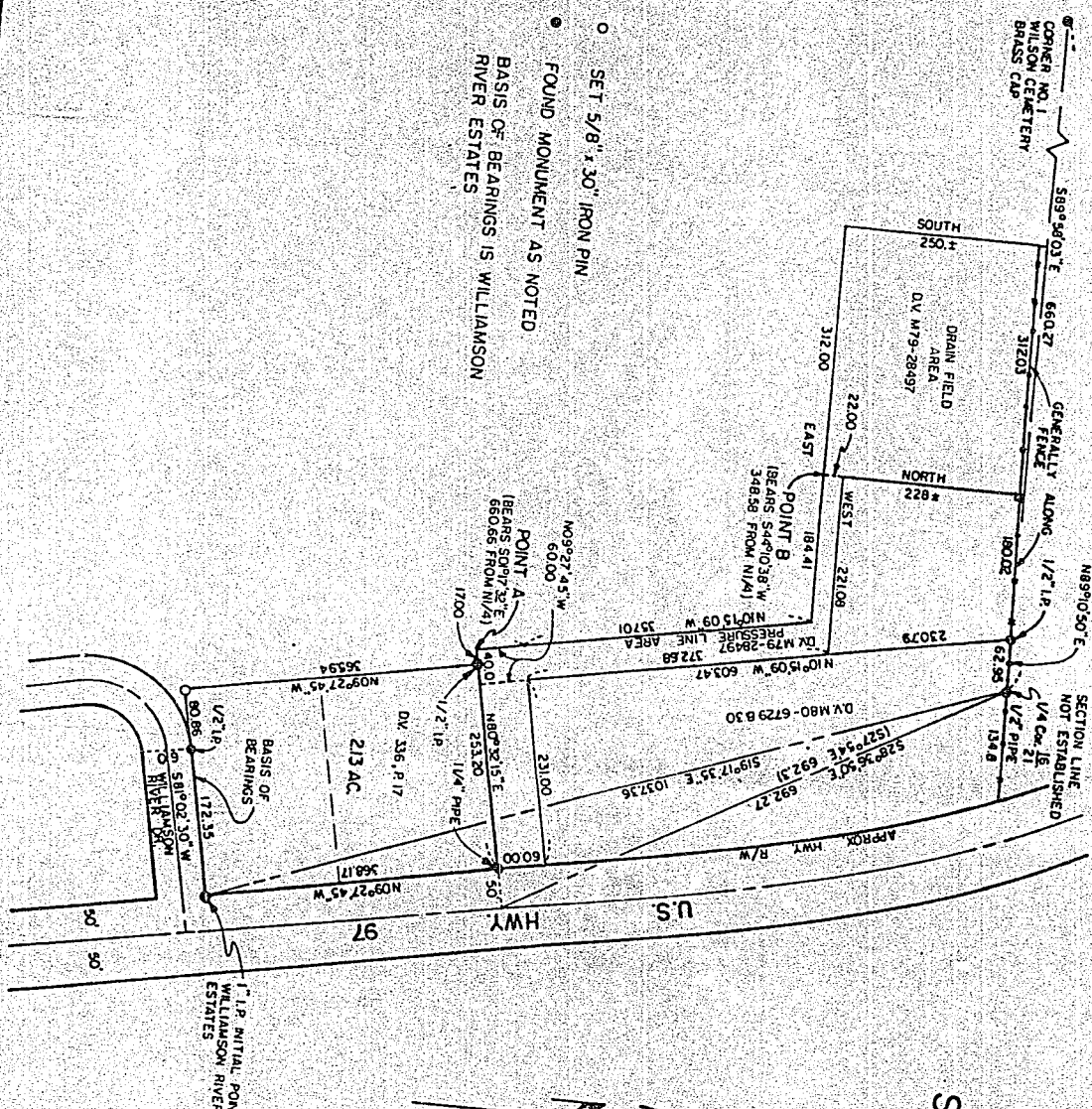
ALSO TOGETHER WITH the easement for drain field area as referred to in said deed volume M79, page 28497, said easement being more particularly described as follows: Beginning at point B which bears S44°10'38"W 348.58 feet from said N $\frac{1}{4}$  corner of said section 21; thence West 312.00 feet; thence North 250 feet, more or less, to the northerly line of said section 21; thence Easterly, along said northerly line, to a point that bears North of said point B; thence South to the said point B, being the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Right of way dated February 11, 1949, recorded March 12, 1949, in Deed Volume 229 Page 161, Deed Records of Klamath County, by and between Wade Crawford and Ida M. Crawford to the California Oregon Power Company, a California corporation.
3. Boundary line agreement dated April 9, 1962, and recorded April 18, 1962, in Volume 336 Page 611, Deed Records of Klamath County, between Wade Crawford and Ida M. Crawford and Frank A. DiLulilio and Gertrude M. DiLulilio.
4. Dedication of Public road right of way dated April 18, 1964, recorded June 30, 1964, in Volume 354 Page 215, Deed Records of Klamath County, granted by Ida M. Crawford and Coralie C. Nelson.
5. Right of way agreement dated December 11, 1979, recorded December 11, 1979, in Volume M79 Page 28497, Microfilm Records of Klamath County, granted by Coralie Nelson and John Wade Nelson to establish a right of way for a sewage system, pressure line, drainfield and reserve drainfield area.





- SET 5/8" x 30" IRON PIN
  - FOUND MONUMENT AS NOTED
- BASIS OF BEARINGS IS WILLIAMSON RIVER ESTATES

# MAP OF SURVEY

SITUATED IN  
SECTION 21, T35S, R7E W.M.  
KLAMATH COUNTY, OREGON  
EXHIBIT A

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
OREGON  
JULY 11, 1964  
ERWIN R. KITTER

WESTVOLD & ASSOCIATES			
ENGINEERING & SURVEYING			
2333 SUMMERS LANE			
KLAMATH FALLS, OREGON			
SURVEYED FOR	CORALIE NELSON		
SURVEYED BY	E.R.R.	4/81	
MAPPED BY	C.D.L.	4/81	
CHECKED BY	E.R.R.	4/81	
SCALE: 1" = 200'			

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
I hereby certify that the within instrument was received and filed for record on the  
18th day of June A.D., 1981 at 10:59 o'clock A.M., and duly recorded in  
Vol M81, of Deeds on page 10952  
Fee \$ 14.00  
EVELYN BIEHN  
COUNTY CLERK  
By *Sebra Gansler* deputy