

RICHARD G. VAUGHN and SHARON R. VAUGHN, husband and wife

NOEL REULAND

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

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

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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 \$ 20,000.00.Dated this 16th day of July, 1981.Richard G. Vaughn
Sharon R. VaughnSTATE OF OREGON, County of Klamath) ss.On this 20th day of JulyRichard G. Vaughn and Sharon R. Vaughn, 1981 personally appeared the above namedinstrument to be their voluntary act and deed.

Before me:

Susan C. Ritzke
Notary Public for OregonMy commission expires: 11-2-82

* 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

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.

By _____

Deputy

After Recording Return to:

Tax Statements to
Mr. Noel Reuland
P.O. Box 8190
Rowland Heights Calif.

EXHIBIT "A"

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 3, said point being East 3968.48 feet from the brass cap monument marking the Northwest corner of said Section 3, said point being the North terminus of that agreement line fixing the Easterly boundary of the Miller parcel and the Westerly boundary of the Vaughn parcel, said agreement made April 15, 1976 and executed June 21, 1976; thence East, along the section line, 550.20 feet to a P.K. nail from which the Northeast corner of said Section 3 bears East 769.85 feet; thence South 01° 13' 00" West 54.55 feet; thence South 06° 15' 00" West 189.72 feet; thence South 01° 13' 40" East 129.74 feet; thence South 00° 55' 44" West 81.86 feet; thence South 39° 28' 30" East 104.67 feet; thence South 09° 12' 24" West 188.48 feet; thence South 18° 23' 16" East 54.52 feet; thence South 67° 36' 48" East 131.25 feet; thence North 79° 22' 06" East 81.63 feet to the Westerly right of way line of the Gale Lateral; thence Southeasterly along said right of way line to the South line of the said N $\frac{1}{2}$ NE $\frac{1}{4}$ (Government Lot 1); thence Westerly along the South line of the said N $\frac{1}{2}$ NE $\frac{1}{4}$ to the South terminus of the afore described agreement line; thence North along said line to the point of beginning, with bearings based on the North line of said Section 3 as established as being East; TOGETHER WITH an easement for the delivery of irrigation water from the Gale Lateral over and across the northerly portion of that tract of land lying adjacent to and east of the above described tract.

Subject to:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
4. An easement created by instrument, including the terms and provisions thereof, recorded May 7, 1971 in Book: M-71 Page: 4031 in favor of Lyman C. Fitzhugh for Livestock watering purposes from an existing well over said property.
5. Boundary Agreement, including the terms and provisions thereof, dated June 21, 1976, recorded June 21, 1976 in Book M-76 at page 9246, Microfilm Records, between Richard G. Vaughn and Sharon R. Vaughn, and Earl D. Miller and Ina R. Miller, husband and wife, establishing Westerly boundary of the herein described property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 20th day of July A. D. 19 81 at 3:30 o'clock P.M. and
duly recorded in Vol. M81, of Deeds on Page 12957.

By Evelyn Biehn, County Clerk
Fee \$7.00