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KNOW ALL MEN BY THESE PRESENTS, That Robert Sloan, husband of Peggy Sloan, hereinafter called Grantor, in consideration of Ten Dollars to him paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Peggy Sloan, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half interest, being all of Grantor's interest, in and to the following described real property in Klamath County, Oregon, to-wit:

PARCEL ONE:

A tract of land situated in SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 3, Twp. 36 S. R. 6 E.W.M., more particularly described as follows:

Beginning at an iron pin located South 89°50' East a distance of 2895.02 feet, and North a distance of 309.46 feet from the brass cap monument marking the West one-quarter corner of said Sec. 3; thence North 79°47' West a distance of 150.0 feet to the true point of beginning of this description; thence North 10°13' East a distance of 130 feet; thence South 79°47' East a distance of 295 feet; thence South 10°13' West a distance of 180 feet; thence North 79°47' West a distance of 295 feet; thence North 10°13' East a distance of 50 feet, more or less, to the true point of beginning.

ALSO, an easement for access purposes to the above described tract of land from the County Road, said easement being 50 feet in width, measured 25 feet at right angles to and each side of the following described centerline:

Beginning at a point on the Northerly line of the above described tract of land, said point being South 89°50' East 2895.02 feet, North 309.46 feet, North 10°13' East 130.00 feet and North 79°47' West 135.03 feet from the brass cap monument marking the West one-quarter corner of said Sec. 3; thence North 36°32' West a distance of 2.44 feet, more or less, to a point which is South 36°32' East a distance of 213.42 feet from the Southerly line of the County Road; thence North 53°28' East a distance of 25.0 feet; thence North 42°14' East a distance of 61.18 feet; thence North 35°47' East a distance of 251.90 feet; thence North 53°28' East a distance of 85.0 feet; thence North 36°32' West a distance of 125.0 feet, more or less, to the Southerly right-of-way line of the County Road.

SUBJECT to Mortgage to First Federal Savings and Loan Association of Klamath Falls, dated December 5, 1961, recorded December 20, 1961, in Vol. 208, at page 154 of Klamath County, Oregon Mortgage Records, which mortgage Grantee expressly assumes and agrees to pay and perform as the same becomes due; and to hold Grantor harmless therefrom.

PARCEL TWO:

The SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 3, Twp. 36 S. R. 6 E.W.M., Klamath County, Oregon, except the following:

- (1) The NE $\frac{1}{4}$ of said Sec. 3;
- (2) That portion of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 3 contained in Third Addition to Sportsman Park; and
- (3) Any portion of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 3 contained in the following described tract of land, to-wit:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Sec. 3, said point being marked by an "x" on a rock; thence S. 89°49' E. along the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Sec. 3, a distance of

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596.42 feet to the Easterly line of the County Road which is also known as the Klamath Falls-Rocky Point Road or Westside Highway; thence S. 42°29' W. along the Easterly line of said County Road a distance of 40.56 feet to the true point of beginning; thence continuing S. 42°29' W. along the Easterly line of said County Road a distance of 10.58 feet to an iron pin; thence, S. 35°54' W. along the Easterly line of the County Road 414.60 feet to an iron pin; thence S. 53°23' W. along the Easterly line of said County Road a distance of 71.17 feet to an iron pin; thence S. 36°32' E. a distance of 100 feet to an iron pin; thence N. 53°28' E. a distance of 86.62 feet to an iron pin; thence N. 35°54' E. a distance of 511.59 feet to an iron pin; thence N. 89°49' W. a distance of 121.67 feet to the point of beginning;

(4) Any portion of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Sec. 3 contained in Parcel One hereinbefore described.

PARCEL THREE:

All of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 3, Twp. 36 S.R. 6 E.W.M., Klamath County, Oregon, except for the following:

(1) Any portion of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 3 contained in Third Addition to Sportsman Park;

(2) Any portion of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 3 contained in Parcel One hereinabove described;

(3) Any portion of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 3 contained in the following described tract of land, to-wit:

A tract of land situated in SE $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 3, Twp. 36 S. R. 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East-West centerline of said Section 3, said point being South 89°50' East 2478.64 feet from the USGLO brass cap marking the West quarter corner of said Sec. 3; thence North 75 feet to an iron pin; thence South 89°50' East 215 feet to an iron pin; thence South 150 feet to a point; thence North 89°50' West 215 feet to an iron pin; thence North 75 feet, more or less, to the point of beginning;

Together with the easement and right of way of ingress and egress to the Klamath Falls-Rocky Point Road described in Deed recorded January 21, 1958, in Vol. 297 at page 105 of Klamath County, Oregon, Deed Records.

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

WITNESS GRANTOR'S hand and seal this 6th day of October, 1964.

Robert L. Sloan (SEAL)

STATE OF OREGON)
County of Klamath) ss

On this 6th day of October, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert Sloan, husband of Peggy Sloan, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that

1 he executed the same freely and voluntarily.
2 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
3 seal the day and year last above written.

4 *William H. [Signature]*
Notary Public for Oregon
My Commission expires: *March 3, 1981*

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10 **STATE OF OREGON, COUNTY OF KLAMATH, ss.**
11 **Find for record stamp: ok**
12 **On 15 day of December A.D. 19 81 at 4:43 o'clock P.M. and**
13 **duly recorded in Vol. M 81 of Deeds on Page 21457**
14 **Fee \$12.00**
15 **EVELYN BISHOP, County Clerk**
16 *[Signature]*