	K: 35144 VOLMER LAW PUD 5500, ORE
6. 762-SPECIAL WARDANTY DEED.	
KNOW ALL MEN BY THESE PRESEN TED W. DRESS and DARLENE L. DRESS	VTS, That
the stand does here	t that hastain sell and convey unto
	COP
after called grantee, and unto grantee's hei	ISSE irs, successors and assigns all of that certain real property with the creunto belonging or in anywise appertaining, situated in the County gon, described as follows, to-wit:
<u>Parcel 1</u> : A tract of land description to the Northeast corner of Tract West along the 40 line a di tance of 287.2 feet from the int SW4 of Section 1, Township 39 Sou hing thence North 45°09' East a di the Southwesterly right of way lift m the brass plug in the center ection following a 3°11' curve t the State Highway a distance th 48°32' West a distance of 149. istance of 221.6 feet to an iron	ribed as follows: Beginning at an iron pin which 63 of Roland Park and which iron pin lies North istance of 542.3 feet and North 89°09' East a on axle which marks the Southwest corner of the 1th, Range 9 East of the Willamette Meridian, and distance of 299.6 feet to an iron pin which lies ine of the State Highway 40 feet at right angles line of the highway; thence in a Northwesterly to the left along the Southwesterly right of way e of 150 feet (the long chord of this curve bears .96 feet) to an iron pin; thence South 45°09' West pin; thence South 20°18' East a distance of 164.5 of beginning, said tract being a portion of the
SW4 of Sec. 1, 1wp. 39 S., K. 9 E <u>Parcel 2</u> : Beginning at an iro Roland Park, and which iron p stance of 462.3 feet and North 89 e which marks the Southwest corn nge 9 East of the Willamette Meri Easterly line of above mention h; thence North 45°09' East a atherly right of way line of the K	S.W.M. and on pin which marks the Southeast corner of Tract pin lies North 0°51' West along the 40 line a 0°09' East a distance of 262.2 feet from the iron her of the NE4SW4 of Section 1, Township 39 South, idian, and running thence North 16°33' East along hed Tract 63, a distance of 83.8 feet to an iron distance of 299.6 feet to an iron pin on the Klamath Falls-Lakeview Highway; thence following INUED ON REVERSE SIDE) he said grantee and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to un	a with the said granter and that prantor will war-
nt said real property is free from incumbra and defend the same and every part and p iming by, through, or under the grantor. The true and actual consideration paid CONSTRUCTION OF A CONSTRUCTION OF A CONSTRUCT A CONSTRUCTION A CONSTRUCT A CONSTRUCT A CONSTRUCT A CONSTRUCT CONSTRUCT A CONSTRUCT A CONSTRUCT A CONSTRUCT A CONSTRUCT CONSTRUCT A CONSTRUCT A CONSTRU	I for this transfer, stated in terms of dollars, is \$530,000.00 KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
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REAL PROPERTY DESCRIPTION (Con't.):

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the Southerly right of way line of the highway the following bearings and distances: South 46°09' East a distance of 13.5 feet to an iron pin; thence North 43°51' East a distance of 10 feet to an iron pin; and South 46°09' East a distance of 216.5 feet to an iron pin; thence South 43°51' West a distance of 384 feet to an iron pin; thence North 46°09' West a distance of 198.4 feet more or less to the point of beginning, said tract in the NE4SW4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that tract in Parcels 1 and 2 conveyed to the State of Oregon in Deed recorded January 11, 1972, in Vol. M-72, Page 342, Microfilm Records of Klamath County, Oregon.

Subject, however, to the following:

Liens and assessment of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

therewith. A root control of the second and irrigation rights in connection 2.4. Any uppaid charges of assessments of Enterprise Irrigation District. 3. A first of CRight Hoff Nay, including the terms and provisions thereof, by and between B. W. Short and The California Oregon Power Company between B. W. Short and The California Oregon Power Company, a California corporation, dated April 17, 1926, recorded May 22, 1926, in Vol. 69, Page 577, Deed Records of Klamath County, Oregon.

Terms and provisions contained in deed from Bernald H. Donaca and Charlotte M. 4. Donaca, to the State of Oregon, by and through its State Highway Commission, dated December 27, 1971, recorded January 11, 1972, in Vol. M-72, Page 342, Microfilm Records of Klamath County, Oregon.

5. Right of Way, including the terms and provisions thereof, by and between Bernald H. Donaca and Charlotte M. Donaca, and Pacific Power & Light Company, dated September 22, 1971, recorded January 12, 1972, in Vol. M-72, Page 386, Microfilm Records of Klamath County, Oregon.

6. Easement, including the terms and provisions thereof, by and between Ted W. Dress to Oregon Water Corporation, a public utility of the State of Oregon, dated October 15, 1973, recorded October 17, 1973, in Vol. M-73, Page 13981, Microfilm Records of Klamath County, Oregon, as follows: "... easement 10 feet in width for the purpose of laying, constructing, operating, maintaining, changing, relocating, improving and/or replacing one or more mains or pipelines, with necessary or desirable appurtenances thereto, for the transmission and distribution of water for all useful purposes, upon, over and across adjacent real property".

7. Agreement for Easement, including the terms and provisions thereof, by and between Enterprise Irrigation District to Ted W. Dress and Darlene L. Dress, husband and wife, dated February 11, 1975, recorded February 12, 1975, in Vol. M-75, Page 1750, Microfilm Records of Klamath County, Oregon.

8. Indenture of Access, including the terms and provisions thereof, by and between State of oregon, by and through its Department of Transportation, Highway Division, and Ted W. Dress and Darlene L. Dress, dated May 9, 1975, recorded June 4, 1975, in Vol. M-75, Page 6230, Microfilm Records of Klamath County, Oregon.

9. Mortgage, including the terms and provisions thereof executed by Ted W. Dress and Darlene L. Dress, husband and wife, to First National Bank of Oregon, a national banking association, dated September 4, 1973, recorded September 6, 1973, in Vol. M-73, Page 11955, Mortgage Records of Klamath County, Oregon, to secure the payment of \$250,000.00, which Grantee assumes, and agrees to pay, according to the terms thereof and the note secured by it.

10. Easements and rights of way of record and apparent thereon.

		STATE OF OREGON; COUNTY OF KLAMATH; SS.
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		luis <u>4</u> day of <u>May</u> A. D. 19 <u>82</u> at <u>4:37</u> o'clock P M ² ., and
-		duly recorded in Vol. M 82, of Deeds on Page580
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