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KNOW ALL MEN BY THESE PRESENTS, That
TED W. DRESS and DARLENE L. DRESS, husband and wife,

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

STEVEN C. JOSSE

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 1: A tract of land described as follows: Beginning at an iron pin which marks the Northeast corner of Tract 63 of Roland Park and which iron pin lies North 0°51' West along the 40 line a distance of 542.3 feet and North 89°09' East a distance of 287.2 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 45°09' East a distance of 299.6 feet to an iron pin which lies on the Southwesterly right of way line of the State Highway 40 feet at right angles from the brass plug in the center line of the highway; thence in a Northwesterly direction following a 3°11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 150 feet (the long chord of this curve bears North 48°32' West a distance of 149.96 feet) to an iron pin; thence South 45°09' West a distance of 221.6 feet to an iron pin; thence South 20°18' East a distance of 164.5 feet, more or less, to the point of beginning, said tract being a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 1, Twp. 39 S., R. 9 E.W.M. and

Parcel 2: Beginning at an iron pin which marks the Southeast corner of Tract 63, Roland Park, and which iron pin lies North 0°51' West along the 40 line a distance of 462.3 feet and North 89°09' East a distance of 262.2 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 16°33' East along the Easterly line of above mentioned Tract 63, a distance of 83.8 feet to an iron pin; thence North 45°09' East a distance of 299.6 feet to an iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence following

(CONTINUED ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 530,000.00.

the whole

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 19th day of APRIL, 1982.

TED W. DRESS

DARLENE L. DRESS

CALIFORNIA

STATE OF OREGON, County of SUTTER ss.

APRIL 19, 1982.

Personally appeared the above named

TED W. DRESS and DARLENE L. DRESS, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

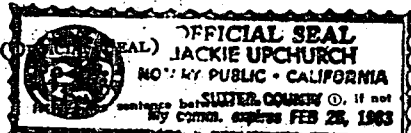
Before me,

Jackie Upchurch

JACKIE UPCHURCH

Notary Public for CALIFORNIA

My commission expires FEBRUARY 28, 1983.



Special WARRANTY DEED

TED W. DRESS & DARLENE L.

DRESS, husband & wife.

TO

STEVEN C. JOSSE

AFTER RECORDING RETURN TO

635 Main

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

ss.

County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,

at o'clock M., and recorded
in book on page
Record of Deeds of said County.

Witness my hand and seal of
County attixed.

Title.

By

Deputy

REAL PROPERTY DESCRIPTION (Con't.):

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 NE $\frac{1}{4}$ SW $\frac{1}{4}$ 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:

1. Liens and assessment of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Unpaid charges or assessments of Enterprise Irrigation District.
3. Grant of Right of Way, including the terms and provisions thereof, by and 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.
4. Terms and provisions contained in deed from Bernald H. Donaca and Charlotte M. 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.

Filed for record at _____

This 4 day of May A.D. 19 82 at 4:37 o'clock P.M., and

duly recorded in Vol. M 82, of Deeds on Page 5580

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce McArthur