

MARIE E. DRAZIL and DENISE PAULSEN, Trustees for the ADOLPH DRAZIL TRUST, Grantors, convey and warrant to DALE W. RUISCH and NELLIE H. RUISCH, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lots 27, 28, 35 and 36 in Section 13, Township 41 S, Range 11 East of the Willamette Meridian.

SUBJECT TO AND EXCEPTING:

(1) The assessment roll and the tax roll disclose that the within described premises were specifically assessed as farm land. Taxes for the year 1983-84, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exist. (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (3) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (4) Reservations and restrictions, including the terms and provisions thereof, as contained in the Patent from United States of America to Vaclav Drazil, recorded August 8, 1930, in Volume 91 page 558, Deed records of Klamath County, Oregon, as follows: "subject to any vested and accured water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

The true and actual consideration for this conveyance is the trade of other property.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

Return to same No KCTC
Until a change is requested, all tax statements shall be mailed to Grantee at: Grantee

DATED this 3 day of Jan, 1984.

STATE OF OREGON)
) ss.
County of Klamath)

Marie E Drazil, Trustee
Denise M. Paulsen, Trustee

Personally appeared the above-named MARIE E. DRAZIL and DENISE PAULSEN, Trustees for the ADOLPH DRAZIL TRUST, and acknowledged the foregoing instrument to be their voluntary act and deed before me:

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
WARRANTY DEED

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-87

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 5th day of January A.D., 1984 at 11:37 o'clock A.M. and duly recorded in Vol. M84, of Deeds on page 212.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 4.00

by Pam Smith Deputy

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