

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

Lots 1 and 2, Section 17; SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, Township 41 South, Range 12 East of the Willamette Meridian.

EXCEPT a tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 41 South, Range 12 East of the Willamette Meridian more particularly described as follows:

Beginning at a point marked by a P.K. Nail on the S line of said Section 8, said point being S89°50'00"W 640.52 feet from the SE corner of said Sec. 8; thence continuing S89°50'00"W along said section line, 186.00 feet to a P.K. Nail; thence N00°34'40"E 30.00 feet to a 5/8 inch iron pin on the Northerly right of way line of DeMerritt Road; thence continuing N00°34'40"E 377.08 feet to a 5/8 inch iron pin; thence N89°50'00"E 186.00 feet to a 5/8 inch iron pin; thence S00°34'40"W 377.08 feet to a 5/8 inch iron pin on the Northerly right of way line of said DeMerritt Road; thence continuing S00°34'40"W 30.00 feet to the point of beginning, containing 1.74 acres.

TOGETHER WITH an easement for purposes of ingress and egress for the use and benefit of the property herein conveyed 10' in width along the northerly boundary and the easterly boundary of the property hereinabove excepted,

TOGETHER WITH an easement for the purposes of an irrigation mainline for the use and benefit of the property herein conveyed 5 feet in width along the northerly boundary of DeMerritt Road as described in the property hereinabove excepted.

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) The perpetual right of way and easement, including the terms and provisions thereof, conveyed by Marie Zumpfe, et vir, to U.S.A. by instrument recorded in Volume 42, page 202, Deed records of Klamath County, Oregon. (5) Acceptance of the terms and conditions of the reclamation Extension Act, recorded in Volume 42, page 606, Deed records of Klamath County, Oregon.

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

84 JAN 5 AM 11 37

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
Until a change is requested, all tax statements shall be mailed to Grantees at: Grantee HC 62 Bx 95 Malin Or.

DATED this 4 day of Jan, 1984.

Dale W. Ruisch

Nellie H. Ruisch

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named DALE W. RUISCH and NELLIE H. RUISCH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

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

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 5th day of Jan. A.D. 19 84
at 11:37 o'clock A M. and duly
recorded in Vol. M84 of Deeds
Page 214

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$ 00

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2. WARRANTY DEED