

MAIL TAX STATEMENTS TO:

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That OSCAR A. DeNAULT and LOUISE G. DeNAULT, husband and wife, tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by REGIS V. ANDRIEU and DORIS JEAN ANDRIEU, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat.

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those set forth in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$241,165.00 representing \$53,665.00 cash down payment and \$187,500.00 secured by a contract at six (6%) percent per annum.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 27th day of December, 1973.

Oscar A. DeNault

Louise G. DeNault

STATE OF OREGON )  
 ) ss.  
County of Klamath )

On the 27th day of December, 1973, personally appeared the above named Oscar A. DeNault and Louise G. DeNault and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 9-19-75

Warranty Deed

After recording, return to:  
Regis V. Andrieu  
Box 32  
Medford, OR, 97534

## EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Portions of Lots 2, 5 and 9, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter section corner common to Sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian; thence South  $0^{\circ} 06' 1/4''$  West 1326.8 feet along the North-South centerline of the said Section 28 to a point in the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence South  $64^{\circ} 41'$  East along the centerline of said County Road 362.7 feet to the true point of beginning of this description; thence South  $0^{\circ} 17'$  West 211.3 feet to the centerline of a well; thence South  $0^{\circ} 17'$  West 274.4 feet to an iron pipe; thence South  $74^{\circ} 59' 1/4''$  East 502.5 feet to an iron pipe; thence North  $0^{\circ} 09' 1/4''$  East 400.0 feet to an iron pipe reference monument; thence North  $0^{\circ} 09' 1/4''$  East 31.2 feet to an point in the centerline of the said County Road; thence North  $69^{\circ} 35'$  West along the centerline of said County Road 467.4 feet to a point; thence North  $64^{\circ} 41'$  West 50.3 feet more or less to the point of beginning.

A portion of Lot 2, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pipe at the quarter-section corner common to Sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian; thence South  $0^{\circ} 6' 1/4''$  West along the Westerly line of Lot 2 in said Section 28 859.4 feet to a point; thence South  $89^{\circ} 28'$  East 483.8 feet to an iron pin and the true point of beginning of this description; thence East 328.2 feet to an iron pin; thence South  $0^{\circ} 06'$  West 771.5 feet to an iron pin reference monument; thence South  $0^{\circ} 06'$  West 30.9 feet to the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence following the centerline of said County Road North  $69^{\circ} 35'$  West 352.6 feet to a point; thence leaving the centerline of said County Road, North  $0^{\circ} 18' 3/4''$  East 679.6 feet more or less to the true point of beginning.

A tract of land in Klamath County, Oregon, described as follows:

In Township 40 South, Range 9 East of the Willamette Meridian

Section 29: W  $1/2$  SW  $1/4$  NE  $1/4$ , S  $1/2$  NW  $1/4$ , SW  $1/4$ , W  $1/2$  SE  $1/4$ .  
EXCEPTING THEREFROM that tract in the SW  $1/4$  SW  $1/4$ , being a right of way 180 feet in width, conveyed to the United States of America by instrument recorded January 20, 1945 in Book 172 at page 351.

EXHIBIT "A"

*After Recording, Return to  
Regis V. Andrew  
Box 32  
Medford, OR. 97634*

Exhibit "A" continued

Section 32:    W 1/2 E 1/2.

In Township 41 South, Range 9 East of the Willamette Meridian

Section 6:     NE 1/4 SW 1/4.

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County to additional taxes in the event said use should be changed; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Drainage District; easement, including the terms and provisions thereof, from H. C. Jordan et ux., to Klamath Drainage District, dated February 6, 1923, recorded February 8, 1923, in Volume 59 at page 529, Deed Records of Klamath County, Oregon; rights of the public in and to any portion of said premises lying within the limits of roads and highways; easements and rights of way of record and apparent thereon.

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

on this 19th day of Jan A.D. 1934  
at 11:24 o'clock A. M. and duly  
recorded in Vol. M84 of Deeds  
Page 1038  
**EVELYN BIEHN**, County Clerk  
By Ram Smith Deputy  
Fee 12.00

*after recording, return to  
Regis V Andrien  
Box 32  
Midland, Or. 97634*