

This Indenture Witnesseth, THAT NORMAN MILLER ANDERSON and LAVINA A. ANDERSON, husband and wife; and FLOYD OSBORN, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto THE SOUTHERN OREGON INVESTMENT GROUP, a Co--Partnership consisting of: RAY OWENS and PAT OWENS, husband and wife, and WAYNE SKILES and SHERRY U. SKILES, husband and wife, its successors ~~here~~ and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: The NW $\frac{1}{4}$  of Section 1, Township 35 South, Range 12 East of the Willamette Meridian.  
EXCEPTING THEREFROM a right of way for road purposes granted to the United States of America by instrument recorded November 7, 1958 in Miscellaneous Records 13 at page 265, Klamath County, Oregon Records.

ALSO EXCEPTING THEREFROM a parcel of land situate in Section 1, Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:  
Beginning at the Northwest corner of said Section 1; thence South 1320.81 feet; thence East 661.60 feet; thence North 1323.29 feet; thence in a Westerly direction 661.04 feet to the point of beginning.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of any road or highway; Reservations and restrictions as set forth in deed from United States of America to Elva G. Anderson et al, recorded April 6, 1959, in Vol. 311, page 286, Deed Records of Klamath County, Oregon; Easement to divert and convey water, including the terms and provisions thereof, as set forth in Deed recorded May 25, 1960, Deed Vol. 321, page 402, Deed Records of Klamath County, Oregon; modified by Decree filed Nov. 12, 1969, Circuit Court Journal M69, page 6695, Case No. 67-256E; Easements and rights of way of record and those apparent on the land, if any.

NOTE: The assessment roll and the tax roll disclose that the within-described premises were specially assessed as farm land. Taxes for the year 1978-1979 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 exists; The true and actual consideration for this transfer is \$35,000.00.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors ~~here~~ and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors ~~here~~ and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 5th day of April 19 79.

Floyd L. Osborn (SEAL) Norman Miller Anderson (SEAL)  
(SEAL) Lavina A. Anderson (SEAL)

STATE OF OREGON, County of Klamath ss. April 3, 1979  
Personally appeared the above named NORMAN MILLER ANDERSON and LAVINA A. ANDERSON, husband and wife; and FLOYD OSBORN,

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

Before me:

William L. Sismore  
Notary Public for Oregon.  
My commission expires 08/28/82

After recording return to:

Petty + Skiles

PO Box 2645

Oakland, CA 94614

Until a change is requested, all tax statements shall be sent to the following name and address:

Ray Owens

1776 Elmhurst

Concord, California 94521

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of April 19 84, at 10:40 o'clock A.M., and recorded in book M84 on page 5526 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
County Clerk-Recorder

By Ram Smith

Fee: \$4.00

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