

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS That 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, co-partners, and also RAY OWENS and PAT OWENS, husband and wife, individually, and WAYNE SKILES and SHERRY U. SKILES, husband and wife, individually, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by WAYNE SKILES and SHERRY U. SKILES, husband and wife, as to an undivided one-half interest, and DAVID W. PETTY, an unmarried man, as to an undivided one-half interest, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 as follows, to-wit:

An undivided one-half interest to WAYNE SKILES and SHERRY U. SKILES, husband and wife, and an undivided one-half interest to DAVID W. PETTY, an unmarried man, in and to the following-described real property, 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 1980-1981 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest, are due and payable when the reason for the deferment no longer exists.

TO HAVE AND TO HOLD The same unto the said Grantees and Grantees' heirs, successors and assigns forever.

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And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the abovegranted premises, free from all encumbrances, except as hereinabove set forth; and that Grantors will warrant and forever defend the said 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 \$ 0.

IN WITNESS WHEREOF, The Grantors have executed this instrument this 30 day of April, 1981.

THE SOUTHERN OREGON INVESTMENT GROUP, a  
co-partnership

By

Wayne Skiles  
Ray Owens

After recording, return to:  
David Petty & Wayne Skiles  
PO Box 2645  
Oakland, CA 94614

Co-partners.

Ray Owens  
Ray Owens

Pat Owens  
Pat Owens

Wayne Skiles  
Wayne Skiles

Sherry U. Skiles  
Sherry U. Skiles

STATE OF CALIFORNIA, )  
( ss.

County of Central

Individually.

April 25, 1981,

Personally appeared the above-named RAY OWENS and PAT OWENS, husband and wife, and WAYNE SKILES and SHERRY U. SKILES, husband and wife, co-partners in the copartnership of THE SOUTHERN OREGON INVESTMENT GROUP, and RAY OWENS and PAT OWENS, individually and WAYNE SKILES and SHERRY U. SKILES, individually, and acknowledged the foregoing instrument to be their voluntary act and deed as such co-partners, and individually.

Before me:



OFFICIAL SEAL  
RONALD M. ROGNESS  
NOTARY PUBLIC, CALIFORNIA  
COUNTY OF CENTRAL

My Commission Expires February 26, 1982

Ronald M. Rogness  
Notary Public for California.  
My Commission Expires:

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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 April A.D., 19 81 at 10:40 o'clock A M. and duly recorded in Vol M84, of Deeds on page 5527

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: David Smith, Deputy