

PRIMARY SOURCE, INC., a California corporation, Grantor
conveys and warrants to JOHN O. HINTZE and WANDA JUNE HINTZE,
husband and wife, as tenants by the entirety, Grantees, all
of its right, title and interest in and to that certain property
described on Exhibit "A" attached hereto and by this reference
incorporated herein, free and clear of all encumbrances, except
as specifically set forth herein.

The whole and actual consideration for this conveyance
consists of other property or value given or promised.

Until a change is requested, send all tax statements to the
following address: John O. Hintze and Wanda June Hintze
9089 Hill Road
Klamath Falls, OR 97601

Dated: July 31, 1984

PRIMARY SOURCE, INC.

By Peggy A. O'Neill
Peggy A. O'Neill, President

By Roger Thompson
Roger Thompson, Assistant Secretary

STATE OF OREGON)
) ss:
COUNTY OF KLAMATH)

On this 1st day of July, 1984, personally appeared the above
named Peggy A. O'Neill, and Roger Thompson, who being sworn stated
that they are the President and Assistant Secretary, respectively,
of Primary Source, Inc. and that this instrument was voluntarily
signed on behalf of said corporation by authority of its board
of directors.

Before me:

Barbara V. Addington
NOTARY PUBLIC FOR OREGON

My Commission Expires 3-22-85

THIS INSTRUMENT DOES NOT GUARANTY 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.

EXHIBIT "A"

DESCRIPTION

13155

PARCEL I

A tract of land situated in the E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 28, also being the centerline of Crystal Springs Road, from which the Northeast corner of said Section 28 bears South 89°54'41" East 457.69 feet; thence along the centerline of a drainage ditch, South 08°19'50" West 437.25 feet, South 32°08'50" East 525.15 feet, South 08°27'56" West 1184.39 feet and South 02°01'38" East 713.52 feet to the approximate intersection of said drain and the approximate shore line of Nuss Lake; thence continuing South 02°01'38" East 516.99 feet to a point in Nuss Lake; thence North 89°42'48" West 850.00 feet to the approximate shore line of Nuss Lake; thence continuing North 89°42'48" West 105.87 feet to the centerline of Hill Road; thence along the centerline of Hill Road, North 00°17'12" East 580.57 feet, along the arc of a curve to the right (Central angle = 22°34'30" and Radius = 477.47 feet) 188.13 feet, North 22°51'42" East 87.70 feet, along the arc of a curve to the left (Central angle = 39°42'10" and Radius = 636.61 feet) 441.14 feet, North 16°50'28" West 227.80 feet, along the arc of a curve to the right (Central angle = 17°10'00" and Radius = 572.96 feet) 171.67 feet and North 00°19'32" East 1611.54 feet to the North line of said Section 28 and the centerline of Crystal Springs Road; thence South 89°54'41" East 854.82 feet to the point of beginning.

PARCEL II

A parcel of land situated in the E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 28 and the W $\frac{1}{2}$ of Section 27, all in Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner common to sections 21, 22, 27 and 28 of said Township and Range; thence North 89°54'41" West; along the north line of said section 28, also being the centerline of Crystal Springs Road, 457.69 feet; thence along the centerline of a drainage ditch, South 08°19'50" West 437.25 feet, South 32°08'50" East 525.15 feet, South 08°27'56" West 1184.39 feet and South 02°01'38" East 713.52 feet to the approximate intersection of said drain and the approximate shore line of Nuss Lake; thence continuing South 02°01'38" East 516.99 feet to a point in said Nuss Lake; thence North 87°52'51" East 2762.60 feet to the approximate easterly shore line of said Nuss Lake; thence continuing North 87°52'51" East 96.50 feet to a 5/8 inch iron pin on the westerly right of way line of U.S.B.R. F-1 Canal; thence northerly along said westerly right of way to the southerly right of way line of said Crystal Springs Road; thence North 00°42'28" East 12.13 feet to a point on the north line of said Section 27; thence North 89°17'32" West 2363.91 feet to the point of beginning.

PARCEL III

A parcel of land situated in the SW $\frac{1}{4}$ of Section 27, the SE $\frac{1}{4}$ of Section 28, the NE $\frac{1}{4}$ of Section 33 and the NW $\frac{1}{4}$ of Section 34, all in Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the centerline of Hill Road, said point being South 20°01'54" West a distance of 3883.23 feet from the northeast corner of said Section 28; thence South 89°42'48" East 105.87 feet to the approximate westerly shore line of Nuss Lake; thence continuing South 89°42'48" East 850.00 feet to a point in said Nuss Lake; thence North 87°52'51" East 2762.60 feet to the approximate easterly shore line of said Nuss Lake; thence continuing North 87°52'51" East 96.50 feet to a 5/8 inch iron pin on the westerly right of way line of the U.S.B.R. F-1 Canal; thence southerly and westerly along the westerly and northerly right of way line of said F-1 Canal to the easterly right of way line of said Hill Road; thence North 89°42'48" West 30.00 feet to the centerline of said Hill Road; thence North 00°17'12" East 1780.39 feet to the point of beginning.

1. AS disclosed by the assessment roll and the tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. By an instrument recorded in Book 183 at page 197, Deed Records of Klamath County, Oregon, an easement and right of way was given to the California Oregon Power Company by Glenn Dehlinger et ux. This right of way and easement was over the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ OF Section 34, Twp 39 S., R 10 EWM.
 5. Reservations contained in deed from the State of Oregon to F. W. Lambert and J. T. Alexander recorded in Book 34 at page 442, Deed Records of Klamath County, Oregon.
 6. Notice of claim of right to appropriate the waters of a spring in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 22, Twp 39 S., R. 10 EWM was recorded January 5, 1896 in Book 1 at page 68, Record of Water Rights, by L. A. Lewis, Articles of Incorporation of Crystal Springs Irrigation and Power Company recorded February 14, 1898 in Book 1 at page 71, Record of Incorporation, by L. S. Lewis, H. D. Stout and C. C. Lewis, the business of the Company being in particular the development of the waters of Crystal Springs in Twp 39 S., R 10 EWM.
- Notice of appropriation of waters of 1000 inches of water under six inches pressure from Crystal Springs recorded February 28, 1898, in Book 1 at page 73, Record of Incorporations, by said Crystal Springs Irrigation and Power Company by mesne conveyances this water right now vests in the assureds herein.
7. A contract between L. O. Mills and U. E. Reeder, recorded June 25, 1936 in Book 106 at page 506 of Deed Records of Klamath County, Oregon, as to divisions of water of Crystal Springs.
 8. Saving and excepting from the lands above described that portion conveyed by L. O. Mills, et ux., to Klamath County, Oregon, a public corporation, by deed recorded in Book 157 at page 322, Deed Records of Klamath County, Oregon, described as follows:

"A strip of land 30 feet wide along the North side of the following described property: THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF Section 28 and the NW $\frac{1}{4}$ OF Section 27, both lying in Township 39 South, Range 10 East of the Willamette Meridian. Said tract contains 2.7 acres, more or less."
 9. Rights of the public in and to any portion of the above described property lying within the limits of roads, highways and utilities.
 10. Rights of way, including the terms and provisions thereof, from Glenn Dehlinger and Dorothy L. Dehlinger to The California Oregon Power Company, a corporation, recorded April 1, 1957 in Book 290 at page 552, Deed Records of Klamath County, Oregon.
(Affects NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 33, Twp 39 S., R 10 EWM)

13157

11. Agreement, including the terms and provisions thereof, dated August 6, 1976, recorded August 13, 1976 in Book M76 at page 12945, Microfilm Records, between J. K. O'Neill and Peggy A. O'Neill and Elizabeth E. Sharp and Facilities Leasing Corporation, to modify Crystal Springs Agreement. (Affects NW 1/4 Sec. 27, Twp 39 S., R 10 EMM)

12. An easement created by instrument, including the terms and provisions thereof,
Recorded : October 15, 1981 Book: M-81 Page: 18114
In favor of : Federal Land Bank
For : 16 foot easement for irrigation waters.

13. Subject to a 50 foot drainage easement as disclosed by minor land Partition 28-83 (Affects Parcel 1)

14. Subject to a 30 foot drainage easement as disclosed by minor land Partition 28-83 (Affects Parcel 2)

15. As easement created by instrument, including the terms and provisions thereof,
Recorded : August 1, 1984 Book: M-84 Page: 13085
In favor of : Peggy A. O'Neill, aka Peggy Ann O'Neill
For : 80 foot easement for ingress and egress

JP MN.

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

on this 2nd day of Aug A.D. 19 84
at 3:00 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 13154

EVELYN BIEHN, County Clerk
By *[Signature]* Deputy

Fee 16.00

Ret: ATC