

KNOW ALL PERSONS BY THESE PRESENTS, made this 29th day of October, 1984, that Taylor High, the Executor of the Estate of ZELLA HIGH, Deceased, Grantor, does hereby distribute and convey unto DEAN HIGH, Grantee, all right, title, estate and interest of said Decedent and her Estate in and to the following described property to wit:

The Tract of Land situated in Sections 13 and 24, Twp. 39S, R10 E.W.M., Klamath County, Oregon, more particularly described in Exhibit A attached hereto and made a part hereof by this reference thereto.

## SUBJECT TO:

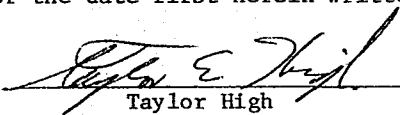
- (1) Real property taxes for the 1984-85 tax year which are now a lien, but not yet payable.
- (2) Special Assessment as Farm Land pursuant to ORS 308.370 to 308.403.
- (3) The existing Mortgage to the Federal Land Bank on said property and on other property not herein conveyed, of which Grantee assumes and agrees to pay and perform the one-third of the obligations thereof which are attributable to the property herein distributed and conveyed to him.

"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."

TO HAVE AND TO HOLD the said premises and their appertenances unto the said Grantee, his heirs, devisees and grantees forever.

This conveyance is made in accordance with the Decree of Final Distribution made on September 20, 1984, by the Circuit Court of the State of Oregon for Klamath County in the Matter of the Estate of Zella High, deceased, No. 83-017-PR in said Court and the Stipulation made and entered into by the Devisees of said Estate and as duly approved by the Klamath County Commissioners in Minor Partition #34-84 and I certify that no consideration as defined by ORS 93.030 has been paid for this property.

WITNESS the hand of the Executor the date first herein written.

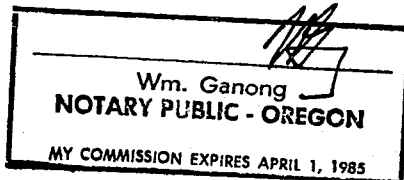
  
Taylor High  
as Executor of the Estate of Zella  
High, Deceased

19312

1 STATE OF OREGON )  
 )SS.  
2 County of Klamath )

3 On this 29th day of October, 1984, personally appeared Taylor High,  
4 known to me to be the person described in the foregoing Instrument and acknow-  
5 ledged that he executed the same in the capacity therein stated and for the  
6 purposes therein contained. BEFORE ME:

7 (SEAL)



Notary Public for Oregon

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9 Until a change is requested all Tax Statements shall be sent to the following  
10 address:  
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29 Ret: Dean A High  
30 Rt 2, Box 741-A  
31 KFO 97602.  
32

19313

# DEAN HIGH TRACT

A tract of land situated in Sections 13 and 24, Township 39 S. R. 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Section line common to Sections 13 & 24, which point is 634 feet West from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 13; thence North, parallel with and 634 feet Westerly of the East line of the W $\frac{1}{2}$ E $\frac{1}{2}$  of Section 13, to the meander line of Lost River; thence Westerly along said meander line to the Northwest corner of Lot 7, in said Section 13; thence South, along the West line of said Lot 7 and the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  to the Center line of South Poe Valley Road; thence following said centerline Southeasterly to its intersection with a line parallel with and 314 feet westerly of the North-South Center Section line of said Section 13; thence following said parallel line South to a point on the South line of said Section 13, which said point is 1006 feet East of the Southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 13; thence continuing South 20.0 feet to a point; thence West, parallel with and 20 feet Southerly of the South line of said Section 13, 1006 feet, more or less, to the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 24 and 20 feet South of the Northwest corner thereof; thence South along the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$  of said Section 24 to the Northwest corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  in said Section; thence East along the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the North South center section line of said Section 24; thence North to the South line of said Section 13; thence East along said South line 686 feet, more or less, to the point of beginning.

LESS AND EXCEPTING that portion lying within the right-of-way of South Poe Valley Road, and any portion within the right-of-way of the Lost River Channel Improvement.

SUBJECT TO:

A perpetual non-exclusive easement to use a strip of land ten feet wide, the centerline of which commences at a point five feet Westerly of the intersection of the North/South centerline of Section 13, with the centerline of South Poe Valley Road; thence Northerly parallel with and five feet Westerly of the North/South centerline of Section 13 for a distance of one-hundred feet; which said strip of land is for the purpose of maintaining irrigation or drainage ditches or pipes for conveyance of waters therein, together with the right to use, construct and maintain said ditches, and to enter and exit to and from said real property as is necessary for the use, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

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

EXHIBIT A

on this 15th day of November A.D. 19 84  
at 10:38 o'clock A M. and duly  
recorded in Vol. M84 of Deeds  
Page 19311  
**EVELYN BIEHN**, County Clerk  
By [Signature] Deputy  
Fee 13.00