

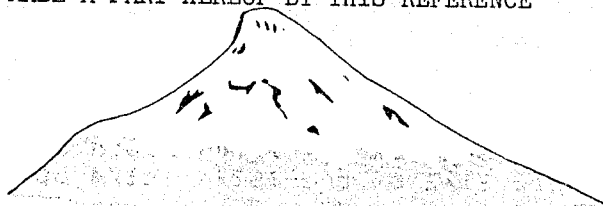
69666

WARRANTY DEED

Vol. MLL Page 23740KNOW ALL MEN BY THESE PRESENTS, That BARTON DENNIS BROWN aka BARTON D. BROWN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK GABRIEL, JR.
 and LINCOLN R. GABRIEL, as tenants in common, each as to an undivided 1/2 interest, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED
 WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations.
 Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county
 planning department to verify approved uses."

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 all
 those exceptions of record and those apparent upon the land, if any, as of the date of this deed and that
 grantor 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 \$ 32,240.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,240.00. The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of December, 19 86;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

Barton Dennis Brown
 BARTON DENNIS BROWN aka BARTON D. BROWN

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,)
 County of Klamath) ss.
 December 22, 19 86

Personally appeared the above named
BARTON DENNIS BROWN aka BARTON D. BROWN

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

(OFFICIAL
 SEAL)

Before me:
Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.
 _____, 19 _____

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of _____

_____ a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

Barton Dennis Brown
 12171 Highway 140 East
 Klamath Falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

Frank Gabriel, Jr. & Lincoln R. Gabriel
 12220 Highway 140 East
 Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 County of _____

I certify that the within instru-
 ment was received for record on the
 day of _____, 19 _____,

at _____ o'clock M., and recorded
 in book _____ on page _____ or as
 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

By _____ Recording Officer
 _____ Deputy

- continued from the reverse side of this deed -

LEGAL DESCRIPTION:

23741

PARCEL 5

The E1/2 NE1/4 NE1/4 in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT rights of ways for U.S.R.S. Canals as presently located thereon.

PARCEL 6

The E1/2 E1/2 E1/2 E1/2 of Section 16, lying South of Highway No. 140. Also that part of the W1/2 E1/2 of the SE1/4 SE1/4 of said Section 16 South of the right of way of the O.C. & E. Railroad, EXCEPT right of way for highways, railroads and U.S.R.S. Canal as presently located thereon, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The W1/2 W1/2 W1/2 W1/2 in Section 15, Township 39 South, Range 10 East lying South of Highway No. 140, EXCEPT Right of Way for Highways, Railroads & U.S.R.S. Canal as presently located thereon, ALSO that part of the W1/2 W1/2 NW1/4 NW1/4 of Section 22, lying North of the U.S.R.S. Canal as presently located thereon, and all said real estate in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon,

AND RESERVING unto the Grantor named on the reverse side of this deed the right to use the existing private roadway now on the property described herein from Highway 140 to the B-Canal right of way for agricultural purposes only. The road is located approximately on the section line of Sections 15, 16, 21, and 22 of Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. This easement is personal to the Grantor and may not be used, assigned or conveyed to any other party. This easement shall terminate, expire and be of no further effect at such times as Grantor has no fee interest in that certain parcel of real property generally described as the W1/2 of the NE1/4 of Section 21 and, the W 2/3 of the SE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 23rd day of December A.D., 19 86
at 2:58 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 23740
By Evelyn Biehn, County Clerk
By [Signature] Deputy.
Fee, \$14.00