

CHARLES W. PICKETT and DELORES M. PICKETT, husband and wife, ALBERT H. CODER and KARI V. CODER, husband and wife, and LLOYD R. VAN DOREN and CHARLOTTE F. VAN DOREN, husband and wife, Grantors, convey and warrant to RBO PROPERTIES, A Co-Partnership consisting of JON K. O'DONNELL, RONALD L. REICH and DALE BARTMESS, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

A tract of land situated in the NW 1/4 of the NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The South 190 feet of the following property:

Beginning at an iron pin on the East boundary line of Washburn Way, which point is East a distance of sixty feet and North 0° 34' West a distance of 398.0 feet from the Southwest corner of the NW 1/4 of the NW 1/4 of Section 10; thence North 0° 34' West along the East boundary of Washburn Way a distance of 350.0 feet to an iron pin; thence East a distance of 300.0 feet to a point; thence South 0° 34' East parallel to the East boundary of Washburn Way a distance of 350.0 feet to a point; thence West a distance of 300.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County, Oregon, by Deed dated December 10, 1960, recorded December 14, 1960, in Volume 326, Page 178.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Washburn Way.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof,
 Dated : August 16, 1948
 Recorded : September 15, 1948 Book 225 Page 91
 In favor of : H. M. Mallory, et al.
 For : Ditches, canals and pipe lines.
4. Subject to an easement and right of way over, across and upon the Northerly 12 feet of the herein described property as set forth in deed recorded August 7, 1973 in Book M-73 at page 10206, for ingress and egress.

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5. Easement Agreement, including the terms and provisions thereof, dated September 10, 1973, in Book M-73 at page 12228, Microfilm Records, between Dean O. Miller and Naomi B. Miller, husband and wife and First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, and dated September 25, 1973, recorded September 28, 1973 in Book M-73 at page 13197, Microfilm Records, between Dean O. Miller and Naomi B. Miller, husband and wife and Bearcat, Inc., an Oregon corporation, for ingress and egress over the North 12 feet.
6. Reservations of subsurface rights recorded March 23, 1979, in Book M-79, page 6557, reserved by Atlantic Richfield Co., below a depth of 500 feet without the right of surface entry.

The true consideration for this conveyance is the sum of \$80,000.00.

DATED this 18 day of May, 1982.

Charles W. Pickett
CHARLES W. PICKETT

Delores M. Pickett
DELORES M. PICKETT

Albert H. Coder
ALBERT H. CODER

Kari V. Coder
KARI V. CODER

Lloyd R. Van Doren
LLOYD R. VAN DOREN

Charlotte F. Van Doren
CHARLOTTE F. VAN DOREN

STATE OF OREGON)

County of) ss:

On this 18 day of May, 1982, before me personally appeared Charles W. Pickett and Delores M. Pickett who acknowledged the foregoing instrument to be their voluntary act and deed.

Elizabeth C. Begovich
NOTARY PUBLIC FOR OREGON

My Commission Expires: 7/3/82

STATE OF OREGON)

County of Lane) ss:

On this 29th day of April, 1982, before me personally appeared Albert H. Coder and Kari V. Coder

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

Karen Stephens
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-14-85

STATE OF OREGON

County of

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) ss:
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On this 30 day of April, 1982, before me personally appeared Lloyd R. Van Doren and Charlotte F. Van Doren who acknowledged the foregoing instrument to be their voluntary act and deed.

Jeri Anne Lewis
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-8-85

After Recording Return to:

US NATIONAL BANK OF OREGON
P. O. BOX 789
KLAMATH FALLS, OR 97601

Until a Change is requested
all tax statements shall be
sent to the following address:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D., 19 87 at 2:38 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 147.

FEE \$18.00

Evelyn Biehn, County Clerk
By [Signature]