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Rodriguez sensing any of babba ad first tractions out a constitution and executions and executions of the constitution of the constituti and the second of the Selfer and percentage for many to an agent and the manual second of the second of the Selfer and the second of the secon On the terms and conditions set forth below, Seller agrees to sell and Buyer agrees to buy the following described real property (the "property"): " all one call 00% is a walke Canada to the call of the debt and foca tellad on accommon to a state. कर पुरास करवार अने वह कि विवृत्त्वे की मानस्थ है पुरास्त्राक्त के पुरास करके अपना अस्तर है। SEE ATTACHED ADDENDUM: Box received a may the be about a service of an including service and including an including and a service of the about a service of the about a service of the about an including and a service of the about nur und well in eller with regard ye parelles in yregord ad mag behad pool time (eller of the de normal de la de parelles in a fin and POUR BOND DE MOR DE BENDEM MARIN EN RAGE PERSONNER From their Expended to not segment of the concerts from sind later the date of this commercial in a concertaint and agreed, nowners that Super of their entition and the grown the property at reasonable times to impost the property. Buyer share must property to be property to the property to be verigible, now that property to the property to be verigible, now that property to the property MATERIAL CONTROL TO THE SHEET HEED BY DIPPORTED CONTROLS AND LONG SOURCE OF WHICH YOU BE DIRECTORY OF SOURCE CONTROLS OF WHICH YOU SHEET SOURCE OF THE PROPERTY OF SOURCE CONTROLS OF THE PROPERTY OF SOURCE CONTROLS OF THE PROPERTY OF SOURCE CONTROLS OF THE PROPERTY OF TH a decidable stations and aspect of the improvements are any substantial improvements or alterature when the phot written consent of Edgy with the sultage of the consent of any trend, nor removal of any same and amount militage prior written consent of Seffer DCMP, DESCRIPTION Buyer shall premptly construction to a flave, prolitances, regulations, directions, rules, and other requirements of all governments. Subject only to the following encumbrances: a vagnorial talk heads and it is very set to versus and it is encumbrances; a vagnorial talk heads and it is encumbrances; ganabor - a rorods SEE ATTACHED ADDENDUM TO THE UP THE PROPERTY SHALL BE SEED AND RESPONDED OF THE INSURANCE WISH STREETS CONTRACTED CONTRACTOR CONTRACTOR (SIND ONLY OTHER). there of the theorem as a secret rest and the first or secret of the property of the property of the theorem as the property of the first of the fir a and a second to deduce the first second the first of the following second and the second se e en en la gres contretante destre to Sullon, Beiner may realte meet al loss in Buyer tells to do an worth attracts. El stays at the last, it Buyer tells to ken e to the children and address to does of the bettere our mane Couper. The journey of over the or private to the content The first our Proporties. 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TAX STATEMENT (Supergraphing and the description Confidence of the description of the last confidence of the confidence Until a change is requested, all tax statements shall be sent to: Department of Veterans' Affairs 700 Summer Street, NE considers the provide college as selection Salemi, Oregon 97310-1201; to access action most in control of the c The second of the green selection of the second of the sec the first of the designar and meady with mice (I) that ex to buyer concerning non-paymant or the convert were Connect. e to a various destination of the confidence in the confidence of maintained and the confidence of the or many brates as Selbut from Seler. Such Marco once specify the nature of the colour

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# SECTION 1. PURCHASE PRICE; PAYMENT

TOTAL PURCHASE PRICE. Buyer agrees to pay Selle property. as the total purchase price for the

PAYMENT OF TOTAL PURCHASE PRICE. The total purchase price shall be paid as follows:

Seller acknowledges receipt of the sum of \$ 21,250

Buyer shall make improvements to the property in accordance with the Property Improvement Agreement, Form 590-M, signed this date. Completion of the agreed-Buyer snan make improvements to the property in accordance with the Property improvement Agreement, Form 550-M, signed this date. Completion of the agreed upon improvements will satisfy the equity requirements of ORS 407.375(3). The value of the improvements will not be subtracted from the purchase price nor subtracted from

The balance due on the Contract of \$ 68,750 (1) shall be paid in payments beginning on the first day of ecil กรบด Buyer shall pay an amount estimated by Seller to be sufficient to pay taxes, when due. Buyer also shall pay to Seller on demand any additional amounts which may be , 19\_87 . The initial payments shall be \$ 467

The total monthly payments on this Contract shall change if the interest rate changes or if the taxes and assessments change. The money paid by Buyer to Seller for the total monthly payments on this contract shall change it the mitterest rate changes of it the taxes and assessments change. The monthly payment will not be held in reserve by Seller. When Buyer pays Seller for taxes and assessments, that payment will be subtracted from the the payment of taxes and assessments will not be neid in reserve by Seller. Writeri buyer pays Seller for taxes and assessments, that amount will be added to the balance due on the Contract.

1.3 TERM OF CONTRACT This is a 30 year Contract and the final payment is due February 1,

INTEREST RATE. The annual interest rate during the term of this Contract is variable; it cannot increase by more than one (1) percent except to maintain the 1.4 INTERESTRATE. The annual interest rate during the term of this contract is variable; it cannot increase by more than one (1) percent except to maintain the solvency of the Department of Veterans' Affairs. The Seller may periodically change the interest rate by Administrative Rule pursuant to the provisions of ORS 407.375 (4). The initial annual interest rate shall be \_\_\_7.2

- PRE-PAYMENTS. Buyer may prepay all or any portion of the balance due on the Contract at any time without penalty.
- PLACE OF PAYMENTS. All payments to Seller shall be made to Department of Veterans' Affairs at 700 Summer Street, N.E., Salem, Oregon 97310-1201, unless Seller gives written notice to Buyer to make payments at some other place.
- WARRANTY DEED. Upon payment of the total purchase price for the property as provided for by this Contract and performances by Buyer of all other terms, 1.7 WARRANT I DEED. Open payment of the Contract, Seller shall deliver to Buyer a Warranty Deed. Such Warranty Deed shall warrant marketable title, except for those liens and conditions, and provisions of the Contract, Seller shall deliver to buyer a wallarity beed. Such wallarity beed shall wallarit marketable line, concumbrances referred to on page one of this Contract and those placed upon the property or suffered by Buyer after the date of this Contract.

- POSSESSION. Buyer shall be entitled to possession of the property from and after the date of this Contract. It is understood, and agreed, however, that 2.1 Euger will permit Seller and its agents to enter the property at reasonable times, to inspect the property. Buyer shall not permit the premises to be vacant for more than thirty
- MAINTENANCE. Buyer shall keep all buildings, other improvements, and landscape now existing, or which shall be placed on the property, in good condition And repair. Buyer shall not permit any waste or removal of the improvements, nor make any substantial improvements or alterations without the prior written consent of and repair, buyer shall not permit any waste or removal or une improvements, nor make any substantial improvements or anerations without the prior winter consent of Seller. Except for domestic use, Buyer shall not permit the cutting or removal of any trees, nor removal of any sand and gravel, without prior written consent of Seller.
- COMPLIANCE WITH LAWS. Buyer shall promptly comply with all laws, ordinances, regulations, directions, rules, and other requirements of all governmental 2.3 COMPLIANCE WITH LAVIS. Buyer shall promptly with an laws, oromatices, regulations, one-closs, rules, and other requirements or an governmental authorities applicable to the use or occupancy of the property. In this compliance, Buyer shall promptly make all required repairs, alterations, and additions. Buyer may authornies applicable to the use or occupancy or the property. In this compliance, duyer shall promptly make all required repairs, alterations, and auditions. Guyer they contest in good faith any such requirements and withhold compliance during any proceeding, including appropriate appeals, so long as Seller's interest in the property is not
- PROPERTY DAMAGE INSURANCE. Buyer shall get and keep policies of fire insurance with standard extended coverage endorsements (and any other 3.1 PROPERTY DAMAGE INSURANCE, buyer shall get allo keep policies of the insurance with stational extended coverage encorporations (and any outer endorsements required by Seller) on an actual cash value basis covering all improvements on the property. Such insurance shall be in an amount sufficient to avoid application of any co-insurance clause. Insurance shall be made with loss payable to Seller and Buyer, as their respective interests may appear. In the event of loss, Buyer shall give immediate notice to Seller. Seller may make proof of loss if Buyer falls to do so within fifteen (15) days of the loss. If Buyer fails to keep in the event of 1055, buyer shall give minimenate monce to belier. Senior may make proof of 1055 it buyer rails to do so within inteen (15) days of the loss. If buyer is insurance in force, Seller may obtain insurance, and add the cost to the balance due on the Contract. The insurance cost shall be payable to Seller on demand.
- APPLICATION OF PROCEEDS. All proceeds of any insurance on the property shall be held by Seller. If Buyer chooses to restore the property, Buyer shall 3.2 APPLICATION OF PROCEEDS. An proceeds of any insurance on the property shall be need by seller. In puyer chooses to restore the property, puyer shall repair or replace the damaged or destroyed portion of the property in a manner satisfactory to Seller. Upon satisfactory proof of restoration, Seller shall pay or reimburse Teplan or replace the damaged or destroyed portion of the property in a manner satisfactory to Seller. Open satisfactory proof of restoration, Seller shall keep a sufficient amount of the buyer from the insurance proceeds for the reasonable cost of repair or restoration, it buyer chooses not to restore the property, better shall keep a summent amount of the proceeds to pay all amounts due under this Contract, and shall pay the balance of the insurance proceeds to Buyer. Any proceeds which have not been paid out within 180 days after their receipt, and which Buyer has not committed to the repair or restoration of the property, shall be used to pay first accrued interest and then the principal SECTION 4. EMINENT DOMAIN

If a condemning authority takes all or any portion of the property, Buyer and Seller shall share in the condemnation proceeds in proportion to the values of their respective interests in the property. Sale of the property in lieu of condemnation shall be treated as a taking of the property.

This instrument shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to any personal property included within the This instrument shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to any personal property included within the description of the property. Upon request of Seller, Buyer shall execute any necessary financing statements in the form required by the Uniform Commercial Code and shall description of the property. Open request of Sener, buyer shall execute any necessary manching statements in the form required by the Ondorm Commercial Code and shall file the statements at Buyer's expense. Without further authorization from Buyer, Seller may at any time file copies of the Contract as financing statements. Upon default the the statements at duyer's expense, without further authorization from duyer, seller may at any time the copies of the Contract as inflations statements. Open celebrate the terms of this Contract, Buyer shall, within three (3) days of receipt of written demand from Seller, assemble the personal property and make it available to Seller. SECTION 6. DEFAULT

- EVENTS OF DEFAULT. Time is of the essence of this Contract. A default shall occur under any of the following circumstances:
  - Failure of Buyer to make any payment when payment is due. No notice of default and no opportunity to cure shall be required if during any twelve (12)month period Seller has already sent three (3) notices to Buyer concerning non-payment or late payment under this Contract.
  - Failure of Buyer to perform any other obligation in this Contract in addition to payment. Buyer must perform obligation within thirty (30) clays after

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- REMEDIES ON DEFAULT. In the event of a default, Seller may take any one or more of the following steps: so and as the contract, including interest, immediately due and payable;
- is a special control of the contract by suit in equity combon yourself or several process of the profile is start.

  - Specifically enforce the terms of this Contract by suit in equity:
  - Exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code. Seller may exercise these rights and remedies with respect to any part of the property which constitutes personal property in which Seller has a security interest. (e)
  - Choose to impose a late charge. The charge will not exceed five (5) cents per dollar of the payment in the event Buyer fails to make any payment within (f)
  - Declare this Contract to be void thirty (30) or more days after Seller gives written notice to Buyer of Seller's intention to do so, unless the performance Deciare this Contract to be void thirty (30) or more days after perior to the time stated. At the end of the thirty (30) days, all of Buyer's rights under this then due under this Contract is tendered or accomplished prior to the time stated. At the end of the triiny (30) days, all of buyer's nights under this Contract shall cease without further act by Seller. Seller shall then be entitled to immediate possession of the property. All payments previously made
  - Appoint a receiver. Seller shall be entitled to the appointment of a receiver as a matter of right. It does not matter whether or not the apparent value of (g) Appoint a receiver. Selier shall be entitled to the appointment of a receiver as a matter of right, it does not matter whether or not the apparent value of the property exceeds the amount of the balance due on the Contract. Any receiver appointed may serve without bond. Employment by Seller shall not disqualify a person from serving as a receiver. Upon taking possession of all or any part of the property, the receiver may:
    - Use, operate, manage, control, and conduct business on the property and make necessary expenditures for all maintenance and
    - Collect all rents, revenues, income, issues, and profits from the property and apply such sums to the necessary expenses of use, operation, (ii) (iii)
    - Complete any construction in progress on the property, at Seller's option. To complete that construction, receiver may pay all bills, borrow funds, employ contractors, and make any changes in plans and specifications that Seller deems appropriate. If the revenues produced by the property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, such sums as If the revenues produced by the property are insunicient to pay expenses, the receiver may borrow, from belief or otherwise, such sums as receiver deems necessary. These sums shall be used for the purposes stated in this paragraph. Repayment of such sums shall be secured by receiver deems necessary. These sums shall be used for the purposes stated in this paragraph, nepayment or such sums shall be secured by this Contract. Amounts borrowed from or advanced by Seller shall bear interest at the same rate as the balance on this Contract. Interest shall this contract. Annualls borrowed from a advanced by Seliet shall be a line rest at the same rate as the balance on this contract. Interest shall be charged from the date the amount is borrowed or advanced until the amount is repaid. Any amount borrowed shall be paid by Buyer on
  - Elect to collect all rents, revenues, income, issues, and profits (the "income") from the property, whether due now or later. Prior to default, Buyer may operate and manage the property and collect the Income from the property. In the event of default and at any time hereafter, Seller may revoke operate and manage the property and conect the income from the property. Seller may collect the income either through itself or a receiver. Seller may notify any tenant or outer user to make payments of rents or use fees directly to Seller. If the income is collected by Seller, then Buyer irrevocably designates Seller as other user to make payments or rents or use rees directly to belief, it the income to consciou by Seller, then buyer interocably designates seller Buyer's attorney-in-fact and gives Seller permission to endorse rent or fee checks in Buyer's name. Buyer also gives Seller permission to negotiate Buyer's attorney-in-ract and gives belier permission to endorse tent or ree checks in puyer's name, buyer also gives belier permission to negotiate and collect such rents or fees. Payments by tenants or other users to Seller in response to Seller's demand shall satisfy the obligation for which the and collect such rents or rees. Payments by tenants or union users to sener in response to sener's demand satisfy the union stands such that or not any proper grounds for the demand existed. Saller shall apply the Income first to the expenses of renting or payments are made, whether or not any proper grounds for the demand existed. Seller shall apply the income instruc-ed collection and the balance (if any) to payment of sums due from Buyer to Seller under this Contract.
- REMEDIES NONEXCLUSIVE. The remedies provided above shall not exclude any other remedies provided by law. They are in addition to any other such remedies. rossurgest in the event such use of the premises by a surfaced rights

If Buyer falls to perform any obligation required of it under this Contract, Seller may, without notice, take any steps necessary to remedy such failure. Buyer shall results to perform any obligation required of it under this contract, sense may, without notice, take any steps necessary to remedy such railure, buyer shall not constitute a waiver of the default or any other right or remedy which Seller SECTION 8. WAIVER

Failure of either party at any time to require performance of any provision of this Contract shall not limit the party's right to enforce the provision. If a party waives a breach of any provision of this Contract, the waiver applies only to that specific breach. It does not apply to the provision itself. SECTION 9. INDEMNIFICATION

ल्बारान्डवारक्षम् प्रापः म् जनवारात्रस्य भारत्राच्याक वस्तात्रस्य बद्धाः स्टब्स् Buyer shall forever defend, indemnify, and hold Seller harmless from any claim; loss, or liability arising out of or in any way connected with Buyer's possession or use Buyer snail torever deterior, indemnity, and note seller narmless from any claim, loss, or liability arising out of or in any way connected with buyer's possession or use of the property; Buyer's conduct with respect to the property, or any condition of the property. In the event of any litigation or proceeding brought against Seller and arising or the property; buyer's conduct with respect to the property, or any condition or the property. In the event or any negation of proceeding crought eganistic denier and arising out of or in any way connected with any of the above events or claims, against which Buyer agrees to defend Seller, Buyer shall, upon notice from Seller, vigorously resist and arcures a governo bas dation prior respective

This Contract shall be blinding upon and for the benefit of the parties, their successors, and assigns. But no interest of Buyer shall be assigned, subcontracted, or this contents again by untarily open and not the perior written consent of Seller. Consent by Seller to one transfer shall not constitute consent to other transfers

er of this section.

As a condition to such consent, Seller may increase the interest rate under this Contract from the date of the transfer. Any increase in the interest rate under this As a condition to such consent, seller may increase the interest rate under this contract from the date of the transfer. Any increase in the interest rate under this Contract shall entitle the Seller to increase monthly payments. Monthly payments may be increased to the amount necessary to retire the obligation within the time provided Contract shall endue the Sener to increase monthly payments, worthly payments may be increased to the amount necessary to retire the congation within the time provided for in Section 1, 1.3, in this Contract. Any attempted assignment in violation of this provision shall be void and of no effect with respect to Seller. Buyer hereby waives notice of for in Section 1, 1.3, in this contract. Any attempted assignment in violation of this provision shall be void and of no effect with respect to Seller. Duyer hereby waives notice of and consent to any and all extensions and modifications of this Contract granted by Seller. Any other person at any time obligated for the performance of the terms of this and consent to any and all extensions and modifications of this contract granted by belief, any other person at any time obligated for the performance of the terms of this Contract also hereby waives such notice and consent. Any such extensions or modifications will not in any way release, discharge, or otherwise affect the liability of any SECTION 11. TRANSFER FEE

If any interest of the Buyer under this Contract is assigned, subcontracted, or otherwise transferred, a fee to cover administrative costs will be immediately due and n any interest of the buyer under this contract is assigned, succentracted, or otherwise transferred, a reaction administrative Rule 274-20-440. Pamela L. Bodrigue:

Any notice under this Contract shall be in writing and shall be effective when actually delivered in person or ten (10) days after being deposited in the U.S. mail, Any notice under this Contract shall be in writing and shall be ellective when actually delivered in person or ten (10) days after being deposited in the U.S. postage prepaid and addressed to the party at the address stated in this Contract or such other address as either party may designate by written notice to the other.

CONTRACT NO.

## SECTION 13. COSTS AND ATTORNEY FEES Equipment of the common of the adel variable attractor to travaled in

Events may occur that would cause Seller or Buyer to take some action, judicial or otherwise, to enforce or interpret terms of this Contract. Should such actions be taken, the prevailing party shall be entitled to recover from the other party all expenses reasonably incurred in taking such action. Such expenses shall include, but are not Typica make จุฬ ซีอีย์เทียนิเลกซ์ folamick isth Amusic (g. c. a. b. s. limited to the following costs:

- நூரு நித்து செய்ய நார்க்கு நடித்து குடித்த குடித்து நித்து நித்து குடித்து குடித்த
  - tensors of these wash to Cost of title reports, but need substance in the plant in an illustration
  - Cost of surveyors' reports,
    - · Cost of foreclosure reports,

Cost of attorney fees,

whether incurred in a suit or action, in an appeal from a judgement or decree therein, or in connection with nonjudicial action.

## SECTION 14.4 SURVIVAL OF COVENANTS for a live-second edition of a believe an overland a world with 50 merodited to

Any covenants, the full performance of which is not required prior to the closing or final payment of the purchase price, shall survive the closing and the final payment of the purchase price. Such covenants shall be fully enforceable thereafter in accordance with their terms.

### SECTION 15. GOVERNING LAW; SEVERABILITY or off to lead year to be a transfer or the pathological process.

This Contract shall be governed by the laws of the State of Oregon. In the event that any provision or clause of this Contract conflicts with applicable law, such conflict shall not affect any other provision and, to this end, the provisions of this Contract are severable.

## SECTION 16. REPRESENTATIONS; CONDITION OF PROPERTY IN A PROPERTY AND ADDRESS OF A PROPERTY OF A PROP

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Buyer accepts the land, buildings, improvements, and all other aspects of the property, and any personal property sold under this Contract, in their present condition. AS IS. Present condition includes latent defects, without any representations or warranties, expressed or implied, unless they are expressly set forth in this Contract or are in writing signed by Seller. Buyer agrees that Buyer has ascertained, from sources other than Seller, the applicable zoning, building, housing, and other regulatory ordinances and laws. Buyer also agrees to accept the property with full awareness of these ordinances and laws as they may affect the present use or any intended future use of the property. Buyer agrees that Seller has made no representations with respect to such laws or ordinances. ingerhen eine groten her bereit die einige telephologiestelle trinken von der hin in. De internationalisten die deutstellichen in die westellichte einder betreit der hinde sie der der deutschafte

Excepting and reserving to itself, its successors, assigns, all minerals, as defined in ORS 273.755 (1), and all geothermal resources as defined in ORS 273.755 (2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, explorating for, mining, extracting, reinjecting, storing, drilling for and removing such minerals and geothermal resources; provided, however, that the rights hereby reserved to use the surface for any of the above activities shall be subordinate to that use of the surface of the premises deeded herein, or any part thereof, being made by the owner thereof on the date the State of Oregon leases its reserved minerals or geothermal resources; in the event such use of the premises by a surfaced rights owner would be damaged by one or more of the activities described above then such owner shall be entitled to compensation from the State's lessee to the extent of the diminution in value of the surface rights of owner's interesty consider heard as an enterested on the surface of the surface

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.

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This document is the entire, final, and complete agreement of the parties pertaining to the sale and purchase of the property. The document supersedes and replaces all prior or existing written and oral agreements (including any sale or earnest money agreement) between the parties or their representatives relating to the property.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed in duplicate as of the first day and year above i vane valenum o ingligge viden in sveat en eint mesek yn meenedd han 42 teit negedes geet hen tente ent ferfeklik je

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Personally appeared the above named Frank Ro and acknowledged the foregoing Contract to be his (the	driquez, Jr. and Pamela L. Rodriguez
OF SOLO	Before me: Jandia Handsales  My Commission Expires: 7-23-89
	SELLER: Director of Veterans' Affairs  By Han
TATE OF OREGON ) punty of Deschutes ) ss	Gary Albin Act. Manager, Loan Servicing/Loan Process
Sonally appears to the same of	February 10
A COTION SAME	Before me:
	My Commission Expires: 09.79.0
FOR COUNTY RECORDING INFORMATION ONLY	CONTRACT OF SALE

AFTER RECORDING, RETURN TO:

Department of Veterans' Affairs 155 NE Revere Avenue Bend OR 97701

C08558

CONTRACT NO.

RODRIGUEZ, Frank, Jr. CO8558

## ADDENDUM TO CONTRACT OF SALE

Legal Description:

### PARCEL 1

The N% of SW% of NE% of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM the East 330 feet.

TOGETHER WITH an easement over the West 30 feet of the East 90 feet over the St of the SWtNEt and the NWt of the SEt running from the North right of way line of Del Fatti Road to the South line of the hereinabove described property (for ingress and egress purposes)

AND TOGETHER WITH an easement, 10 feet in width and parallel to the West line of the SW4 of NE%, said easement to run from the K.I.D. -C-4R Lateral to the South line of the N% of SW4NE4, Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klemat's, State of Oregon. (For irrigation purposes)

## PARCEL 2

A portion of Government Lots 2 and 5, Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 426 feet East of the Northwest corner of Lot 5 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence East along the North line of said Lot 5 to the Northeast corner thereof; thence South to the Southeast corner of Lot 2; thence West along the South line of said Lot 2 to a point South along a line parallel to the East line of Lots 1 and 6 from the point of beginning; thence North parallel to the East line of Lots 1 and 6 to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion lying within the right of way of Miller Island Road.

ALSO EXCEPTING THEREFROM a 60 foot strip of land along the Easterly line heretofore deeded to beclamation Service for drainage ditch purposes.

# Encumbrances:

- 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation
- Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

- 3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
- 4. An easement, including the terms and provisions thereof:

: Klamath Project Drain over SWዲNEኒ and NWኒSEኒ In favor of United States of America Dated

February 19, 1916 Recorded February 19, 1916 Book

45 Page 393

5. An easement, including the terms and provisions thereof:

Irrigation ditch over the SW4NE[ In favor of

Colonial Realty Co. Recorded April 9, 1918

Book : 49 Page 112

- 6. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
- 7. An easement, including the terms and provisions thereof: For

: Electric transmission line across Lot 5 In favor of The California Oregon Power Company, a California

Corporation Dated

: October 27, 1944 Recorded November 3, 1944 Book

1.70 Page 324 (Parcel 2)

An easement, including the terms and provisions thereof: For

: Ditches, laterals and canals In favor of

United States of America Recorded June 18, 1906

Book 20 Page 577

(Parcel 2)

STATE OF OREGON: COUNTY OF KLAMATH:

Filed f	or record at re-	ruest of
of	February	A.D. 10, 97
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		By Am Smith.