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MTC-19123P

The STATE OF OREGON, by and through the Director of Veterans' Affairs, conveys and warrants unto Paul & Robert Wampler, Inc., grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

Parcel 1: A parcel of land situated in Sections 34 and 35 Township 33 South, Range 7½ East of the Willamette Meridian, in the County of Klamath State of Oregon, more particularly described as follows: Beginning at the Northeast corner of the NW¼NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South7.64 chains; thence West in a straight line to the water edge of Wood River on the near side; thence upstream along said water edge of Wood River to North boundary of Lot 9 of Section 34 said Township and Range; thence East to the point of beginning.

EXCEPTING THEREFROM a portion of the NW¼ of Section 35 and the NE¼ of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, more particularly described as follows: Beginning at the Northeast corner of the NW¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South 89°45'11" West, along the North line of said Section 35, a distance of 1328.40 feet more or less to the Northwest corner of said Section 35; thence South 89°52'28" West, along the North line of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, a distance of 379.40 feet; thence South 00°07'32" East, a distance of 30.00 feet; thence North 89°52'28" East, on a line parallel to an 30.00 feet distant from the North line of said Section 34, a distance of 379.50 feet more or less to a point on the East line of said Section 34; thence North 89°45'11" East on a line parallel to and 30.00 feet distant from the North line of said Section 35, a distance of 1328.44 feet more or less to a point on the East line of the NW¼ of the NW¼ of said Section 35; thence North along the East line of the NW¼ of the NW¼ a distance of 30.00 feet to the point of beginning.

Parcel 2: A parcel of property located in the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning on the West line of the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, said point of beginning being South, a distance of 30.00 feet from the Northwest corner of said NE¼ of the NW¼; thence South 00°09'55" East, along the Westerly line of said NE¼ of the NW¼, a distance of 229.5 feet; thence North 89°45'11" East parallel with the North line of said NE¼ of the NW¼, a distance of 259.04 feet more or less to a point on the Westerly right of way line of highway #62; thence Northwest along said right of way line a distance of 240.95 feet, more or less to a point 30.00 feet Southerly from the North line of the NE¼NW¼ when measured at right angles to the North line of said NE¼ of the NW¼; thence South 89°45'11" West, on a line parallel to and 30.0 feet distant from the North line of said NE¼ of the NW¼, a distance of 185.6 feet more or less to the point of beginning.

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Excepting and reserving to itself, its successors, and assigns, all minerals, as defined in ORS 273.775(1), and including soil, clay, stone, sand and gravel and all geothermal resources, as defined in ORS 273.775(2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring 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 of such use of the premises by a surface 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 dimunition in value of the surface rights owner's interest.

SUBJECT TO:

1. ~~Taxes for 1988-89 are now a lien but are not yet due or payable~~ Tax Account #'s are #3307V-6600 and #3307V-3500-400.

2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1986-87 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

3. Right of way for transmission lines, including the terms and provisions thereof, executed by Paul Wilson, Nora Hawk, his mother and Howard C. Hawk her husband to The California Oregon Power Company a California corporation, dated February 28, 1947, recorded March 25, 1947, on page 113 Volume 204 of Deeds, records of Klamath County, Oregon.

4. Reservations and restrictions in Land Status Report, dated August 13, 1958, recorded October 27, 1958 on page 336, Volume 305, of Deed Records of Klamath County, Oregon.

5. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Wood River.

6. Easement, including the terms and provisions thereof, given by Allan C. Klus and Irene R. Klus, et al to Ross Loveland, Jr. and Carolyn Sue Loveland, dated November of 1982 and recorded February 2, 1983 in M-83 on page 1729, records of Klamath County, Oregon.

7. See exhibit "A" attached.

TO HAVE AND TO HOLD said real property unto said grantee, their heirs and assigns forever.

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EXHIBIT "A"

Reservations and restrictions as contained in Patent from United States of America, recorded May 1, 1929, in Volume 87, page 120, Deed Records of Klamath County, Oregon. (Affects Parcel 1)

Reservations and restrictions as contained in Patent from United States of America, recorded in Volume 305, page 334, Deed Records of Klamath County, Oregon. (Affects Parcel 2)

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"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 USES."

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 22nd day of December, 1987.

The true and actual consideration for this conveyance is $136,105.00.

The foregoing recital of consideration is true as I verily believe.

STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Curt R. Schnepp
Curt R. Schnepp
Manager, Accounts Services

STATE OF OREGON)
)ss
County of Marion)

Before me, a Notary Public, personally appeared the above-named Curt R. Schnepp, authorized to act on behalf of the duly appointed and acting Director of Veterans' Affairs for the STATE OF OREGON, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last above written.

Kathryn L Shreve
Notary Public for Oregon
My Commission expires: 11/01/91

After recording return to:
Paul & Robert Wampler Inc.
P. O. Box 5144
Klamath Falls, OR 97601

Tax Statements to:
Paul & Robert Wampler, Inc.
P. O. Box 5144
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day of January A.D., 19 88 at 9:01 o'clock A M., and duly recorded in Vol. M88, of Deeds on Page 787.

FEE $25.00

Evelyn Biehn, County Clerk
By Pam Smith