

MICHAEL R. PETERSON AND PEGGY LOU PETERSON, husband and wife

ARLEN C. KAGAY, as to an undivided 1/3 interest & SOUTHERN LAND & CATTLE, INC. hereinafter called grantor, convey(s) to as to an undivided 2/3 interest of Klamath, State of Oregon, described as:

"See attached exhibit A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth in exhibit A

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 75,000.00

Dated this 14 day of December, 1978

Michael R. Peterson

Peggy Lou Peterson

STATE OF OREGON, County of Klamath ss.

Michael R. Peterson & Peggy Lou Peterson, December 14, 1978 personally appeared the above named instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
NOTARY PUBLIC-OREGON
My Commission Expires 9/21/79

Notary Public for Oregon

My commission expires:

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Arden C. Kagay
13619 E. Toggler Dr
Whittier, Ca.
90605

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Deputy

Exhibit A

PARCEL 1

A parcel of land situated in the E $\frac{1}{2}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South center section line 30.0 feet to the true point of beginning; thence continuing North along the North South center section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to a point that is 1130.0 feet East of the West line of the E $\frac{1}{2}$ of Section 13; thence South parallel to the North South center section line 2830.0 feet to the intersection of the North right of way line of the County road (Airway Drive); thence West along the North right of way line 1130.0 feet to the point beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly boundary of that property conveyed to Klamath County in deed recorded July 14, 1978 in Book M-78 at page 15156.

ALSO EXCEPTING THEREFROM a parcel of land situated in the E $\frac{1}{2}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South center section line 30.0 feet to the true point of beginning; thence continuing North along the North South center section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A-Canal; thence Southeasterly along the Southerly right of way line of said canal to its intersection with the centerline of a drain ditch, some 620 feet East of the West line of the E $\frac{1}{2}$ of said Section 13; thence in a generally Southerly direction along said canal centerline to its intersection with the centerline of a second drain ditch; thence in a generally Southeasterly direction along the centerline of the second drain ditch, to a point that is some 565 feet East of the West line of the E $\frac{1}{2}$ of said Section 13; thence due South to a point 30 feet North of the South line of said Section 13; thence West 503 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly boundary of that property conveyed to Klamath County by deed recorded July 14, 1978 in book M-78 at page 15156.

AND ALSO EXCEPTING those portions lying within the canal right of ways.

Subject to:

1. Regulations of the Klamath Irrigation District
2. Easement recorded October 20, 1916 in Book 46 Page 214
3. Easement recorded December 18, 1940 in Book 134 Page 126
4. This property is currently under Farm Assessment and will remain that way until such time as the grantees disqualify the property from the Farm Assessment

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 30th day of Jan. A.D., 19 89 at 2:00 o'clock PM., and duly recorded in Vol. M89 of Deeds on Page 1861.

FEE \$13.00

Evelyn Biehn

County Clerk

By

Pauline Mullens