

WARRANTY DEED

WE, ROBERT B. BELL and DONNA F. BELL, husband and wife, hereinafter referred as "Grantors", do hereby grant, bargain, sell and convey unto DAVID H. PETERSEN and PAULANN PETERSEN, husband and wife, hereinafter referred to as "Grantees", their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, state of Oregon, described as follows:

The following described property situated in Section 21, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Commencing at an iron pin at the center line intersection of Washburn Way and Joe Wright Road; thence along the center line of Joe Wright Road South $89^{\circ}43'$ West, 679.25 feet; thence North $3^{\circ}25'$ West, 30.04 feet to a $3/4"$ iron pipe for the true point of beginning; Thence North $3^{\circ}25'$ West, 299.06 feet to a $3/4"$ iron pipe; thence North $89^{\circ}43'$ East, 100.00 feet to a $3/4"$ iron pipe; Thence South $3^{\circ}25'$ East, 299.06 feet to a $3/4"$ iron pipe; on the North Boundary of Joe Wright Road; thence along said Road Boundary, South $89^{\circ}43'$ West, 100.00 feet to the true point of beginning, Containing 0.69 acres, more or less.

Also an Easement for the purpose of ingress-egress over and across the following described Tract: Beginning at the Southwest corner of the above described Tract; thence North $3^{\circ}25'$ West, 247.00 feet; thence South $89^{\circ}43'$ West, 16.00 feet; thence South $3^{\circ}25'$ East, 247.00 feet to the North Boundary of Joe Wright Road; thence along said Road Boundary North $89^{\circ}43'$ East, 16.00 feet to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

to have and to hold the same unto the Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant with and to Grantees, their heirs, successors and assigns, that they are lawfully seized in

fee simple of the above granted premises, free from all encumbrances except those reservations, restrictions, rights of way of record and those apparent on the land, and that Grantors will warrant and forever defend the above granted 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 is Fourteen Thousand and no/100---(\$14,000.00)--- Dollars.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10 day of July, 1972.

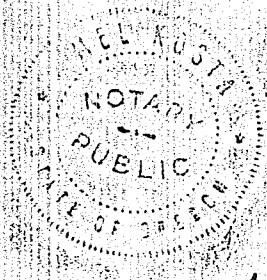
Robert B. Bell
Robert B. Bell

Donna F. Bell
Donna F. Bell

STATE OF OREGON }
County of Klamath } ss.

Personally appeared the above named Robert B. Bell and Donna F. Bell and acknowledged the foregoing instrument to be their voluntary act and deed this 10 day of July, 1972.

Wes Kuter
Notary Public for Oregon
My Commission Expires: _____



*After recording return to
Klamath Trust Federal
540 Main St
Klamath Falls OR
97601*

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 5th day of Jan A.D., 1990
at 10:20 o'clock A.M. and duly recorded
in Vol. M90 of Deeds Page 262
Evelyn Biehn County Clerk
By Pauline Mullender

Deputy

Fee, \$33.00