

WARRANTY DEED

CECIL E. LAYMAN and BARBARA A. LAYMAN, hereinafter called Grantor, convey to KEITH K. STRAIN and JANICE L. STRAIN, husband and wife, as to an undivided one-half interest; and KENNETH L. COFFMAN as to an undivided one-half interest, as tenants in common, hereinafter called Grantee, the following described real property:

The NW1/4 of SW1/4 of NE1/4 of Section 13, Township 23 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: The reservation of a thirty foot (30') easement of way on all sides of the property, together with the right to dedicate such easement to the public.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

SUBJECT TO: Easement for transmission line, including the terms and provisions thereof, executed by Clarence V. Parsons and Lila F. Parsons, husband and wife, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated September 17, 1952, recorded January 2, 1953, on page 415, Volume 258, Deed Records of Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to that portion of the property lying within boundaries of public roads, highways, and/or canals, and easements for public utilities.

SUBJECT TO: The reservation unto grantor, until such time that the N1/2 NE1/4 of Section 13, Township 23 South, Range 9 East, Willamette Meridian, Klamath County, Oregon is conveyed by deed to grantee, an easement for ingress and egress of a sufficient width for automobile traffic from the present County or public road that crosses the South portion of the property conveyed by this deed to the NE1/4 NE1/4 of said Section 13.

and covenant that Grantor is the owner of the above described property free of all encumbrances except as above described