

THIS INDENTURE, WITNESSETH, That L. A. SWETLAND, M.D., P.C., PENSION AND PROFIT SHARING TRUST; R. H. OTTEMAN, M.D., P.C., PENSION AND PROFIT SHARING TRUST; ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, and GARRET D. HILYARD and BETTY JEAN HILYARD, husband and wife, herein called "grantors", in consideration of TWENTY-FOUR THOUSAND FIVE HUNDRED FIFTY-FIVE AND 63/100 DOLLARS paid, have bargained and sold and by these presents do grant, bargain, sell and convey to HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, herein called "grantees", their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 S., R. 10 E.W.M., more particularly described as follows: Beginning at the NW corner of said Section 18; thence S. 00°01'10" W. 2132.47 feet; thence S. 89°51'42" E. 629.83 feet to the true point of beginning of this description; thence N.00°02'42" W. 354.17 feet; thence S. 64°56'14" E. 116.01 feet; thence S. 42°55'14" E. 339.64 feet; thence easterly along the arc of a curve to the left (radius = 100 feet, central angle = 113°45'00") 198.53 feet; thence N. 23°19'46" E. 74.72 feet; thence northeasterly along the arc of a curve to the right (radius = 135.77 feet, central angle = 42°41'30") 101.16 feet; thence N. 66°01'16" E. 91.43 feet; thence northeasterly along the arc of a curve to the left (radius = 400 feet, central angle = 26°15'37") 183.33 feet; thence S. 89°55'23" E. 576.41 feet; thence S. 00°00'23" W. 373.10 feet; thence N. 89°51'42" W. 1405.07 feet to the true point of beginning, containing 8.73 acres, more or less, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office. TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent. ALSO TOGETHER WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING-DESCRIBED ROADS: 60-foot strips of land situated in the N $\frac{1}{2}$ of Section 18, Township 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from the following-described center lines:

(1) Beginning at a point on the easterly right of way line of State Highway 39, said point being S.00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the NW corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

(2) Beginning at the center $\frac{1}{2}$ corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-W 1/16 corner of said Section 18.

(3) Beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 1323.84 feet from the NW corner of said Section 18; thence S. 00°02'03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18.

Upon recording return to:

L.A. Swetland, 1361 Wild Plum Ct., Klamath Falls, OR 97601

(4) Beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the NW corner of said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18.

SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (2) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (3) Right of way for transmission line, including the terms and provisions thereof, given by Irving J. Dixon, a single man, to California Oregon Power Company, a California corporation, dated April 21, 1926, recorded May 5, 1926, in Volume 69, Page 534, Deed Records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above, and that they and their heirs, successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$24,555.63.

IN WITNESS WHEREOF, the individual grantors have executed this instrument and the corporate grantor has caused its name to be signed by its officers, duly authorized thereto by order of its board of directors, this 11 day of April, 1979.

L. A. SWETLAND, M.D., P.C.,
PENSION AND PROFIT SHARING TRUST

By [Signature]

R. H. OTTEMAN, M.D., P.C.,
PENSION AND PROFIT SHARING TRUST

By [Signature]

ORE-CAL GENERAL WHOLESALE, INC.

By [Signature]

President

By [Signature]

Secretary

24173

STATE OF OREGON
County of KLAMATH

} ss.

April 15, 1979

Personally appeared L. A. SWETLAND, Trustee under the L. A. SWETLAND, M.D., P.C., PENSION AND PROFIT SHARING TRUST, known to me to be the identical person who executed the foregoing deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8-5-79

STATE OF OREGON
County of KLAMATH

} ss.

April 17, 1979

Personally appeared R. H. OTTEMAN, Trustee under the R. H. OTTEMAN, M.D., P.C., PENSION AND PROFIT SHARING TRUST, known to me to be the identical person who executed the foregoing deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8-5-79

STATE OF OREGON
County of KLAMATH

} ss.

April 16, 1979

Personally appeared HARRY R. WAGGONER and JEWELL HUSTON, who, being first duly sworn, did say that they are the president and secretary, respectively, of ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, and that the foregoing deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8-5-79

STATE OF OREGON
County of KLAMATH

} ss.

April 13, 1979

Personally appeared the above-named GARRET D. HILYARD and BETTY JEAN HILYARD, husband and wife, known to me to be the identical persons who executed the foregoing deed, and acknowledged said instrument to be their voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8-5-79

SEND TAX STATEMENTS TO:
Harry R. and Norma E. Waggoner
P. O. Box 664
Klamath Falls, Oregon 97601

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Mountain Title co.

on this 19th day of Nov. A.D., 19 91
at 10:12 o'clock A M. and duly recorded
in Vol. M91 of Deeds Page 24171

Evelyn Biehn, County Clerk

By [Signature] Deputy.

Fee \$38.00