

WARRANTY DEED

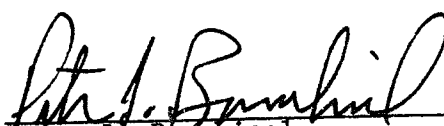
PETER L. BARNHISEL, the duly appointed, qualified and acting personal representative of the Estate of Arthur Howard Barnhisel, Deceased, and UNITED STATES NATIONAL BANK OF OREGON, the duly appointed, qualified and acting conservator of the Estate of Maybelle E. Barnhisel, GRANTOR, conveys and warrants to CLAUDE W. CROSS and VIRGINIA R. CROSS, Husband and Wife, GRANTEE, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Property described in the attached
EXHIBIT A.

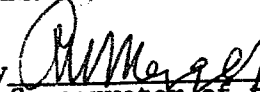
The said property is free from encumbrances except:
SUBJECT TO: restrictions set forth in the attached EXHIBIT B and encumbrances placed or permitted by or through Grantee.

The true consideration for this conveyance is \$85,000.00.

DATED this 15 day of January, 1982.

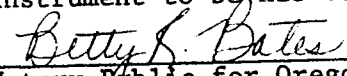

Peter L. Barnhisel
Personal Representative of Estate
of Arthur Howard Barnhisel, Dec.

UNITED STATES NATIONAL
BANK OF OREGON

By 
Conservator of the Estate
of Maybelle E. Barnhisel

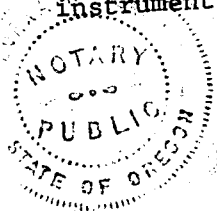
STATE OF OREGON)
) ss.
County of Benton)

On this 5th day of January, 1982, personally appeared before me the above named Peter L. Barnhisel, Personal Representative of the Estate of Arthur Howard Barnhisel, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public for Oregon
My Commission Expires: 8/17/85

STATE OF OREGON)
) ss.
County of Klamath)

On this 11 day of January, 1982, personally
appeared the above named R. W. Mezger,
Senior Trust Forestry Officer of the United States
National Bank of Oregon, Conservator of the Estate of
Maybelle E. Barnhisel, and acknowledged the foregoing
instrument to be its voluntary act and deed.



Lorraine Lora
Notary Public for Oregon
My Commission Expires: 4-18-84

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38, South, Range 9 E.W.M., Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N41°E a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, T38S, R9EWM, and from which stone monument a nail in a tree bears S33°53'E a distance of 18.46 feet, the center insulator on an electrical transmission tower bears N86°30'W and power pole K 4754 bears N59°11'E, thence S52°00'00"E 19.00 feet to a one-half inch iron pin; thence S50°08'40"W 28.79 feet to a one-half inch iron pin; thence S37°51'20"E 42.04 feet to a one-half inch iron pin; thence S52°08'40"W 39.60 feet to a one-half inch iron pin; thence S37°51'20"E 32.92 feet to a one-half inch iron pin; thence S56°33'30"W 142.71 feet to a one-half inch iron pin; thence N33°59'09"W 180.91 feet to a one-half inch iron pin; thence S56°02'30"W 67.01 feet to a one-half inch iron pin; thence N34°31'00"W 21.89 feet to a one-half inch iron pin; thence N71°30'00"E, as per record as recorded in Deed Volume 15, page 240 of the Klamath County Deed Records, 281.39 feet to the point of beginning, containing 28,857 square feet, together with any land lying between the Northeasterly bank of Link River and the Southwesterly side of the above described tract of land, with bearings based on recorded survey No. 1276.

PARCEL 2: An undivided one-third interest in and to the common ground more particularly described as follows:

The Swimming pool area described as follows:

A tract of Land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Section 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 52°00'00" E. along the northerly line of the Barnhisel property 19.00 feet; thence S. 50°08'40" W. 28.79 feet; thence S. 26°26'30" E. 30.84 feet thence S. 37°51'20" E. 42.04 feet; said point being the True Point of Beginning of this description; thence continuing S. 37°51'20" E. 72.83 feet; thence S. 06°16'20" E. 32.80 feet; on the northwesterly line of that easement recorded in Deed Volume 206, page 429, and Deed Volume 328, page 538, as recorded in the Klamath County Deed Records; thence S. 47°31'00" W. along said easement line 89.33 feet; thence N. 33°32'00" W. 79.97 feet; thence N. 56°33'30" E. 60.78 feet; thence N. 37°51'20" W. 32.92 feet; thence N. 52°08'40" E. 39.60 feet; to the True Point of Beginning, containing 8,522 square feet, with bearings based on recorded Survey's Numbered 1276, 2007 and 2126.

AND The Tennis Court Area described as follows:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Being at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 37°29'10" E. a distance of 206.81 feet; to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road; thence S. 47°31'00" W. 267.92 feet; thence N. 46°43'00" W. 75.00 feet; thence N. 34°31'00" W. 45.78 feet to a one-half inch iron pin, said point being the True Point of Beginning of this description; thence continuing N. 34°31'00" W. 180.33 feet; thence N. 56°02'30" E. 67.01 feet; thence S. 33°59'09" E. 180.91 feet; thence S. 56°33'30" W. 65.34 feet to the True Point of beginning, containing 11,952 square feet, together with any land lying between the northeasterly bank of Link River and the southwesterly side of the above described tract of land, with bearings based on recorded Survey's Numbered 1276, 2007 and 2126.

TOGETHER WITH A 6-foot wide easement connecting tennis court and swimming pool areas for the exclusive use of owners of common ground and their guests situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Section 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 37°29'10" E. a distance of 206.81 feet; thence S. 47°31'00" W. 267.92 feet; thence N. 46°43'00" W. 75.00 feet; said point being the True Point of Beginning of this description, said easement to be six feet in width, and on the right side of the following described line; thence N. 34°31'00" W. 45.78 feet; thence N. 56°33'30" E. 147.27 feet; together with any land lying between the northeasterly bank of Link River and the southwesterly side of the above described easement with bearings based on Survey's Numbered 1276, 2007 and 2126.

EXHIBIT B
RESTRICTIONS, EASEMENTS AND CONDITIONS

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
2. Easement and Agreement for pipe line and irrigation, including the terms and provisions thereof, by and between Fred Heilbronner, et al., and The California Oregon Power Company, a corporation, dated March 21, 1925, recorded April 25, 1925, in Volume 65 page 512, Deed records of Klamath County, Oregon.
3. Release of water rights and easement for roadway, including the terms and provisions thereof, by and between Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, and The California Oregon Power Company, a California corporation, dated May 16, 1947, recorded May 22, 1947, in Volume 206 page 429, Deed records of Klamath County, Oregon.
4. Easement regarding water line, electric power line, domestic water system, including the terms and provisions thereof, in deed from the California Oregon Power Company, a corporation, to Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, dated April 30, 1947, recorded May 27, 1947, in Volume 207 page 7, Deed records of Klamath County, Oregon.
5. Contract, including the terms and provisions thereof, by and between Oregon Water Corporation, a corporation, and Howard Barnhisel and Maybelle E. Barnhisel, dated May 21, 1953, recorded October 15, 1953, in Volume 263 page 401, Deed records of Klamath County, Oregon.
6. Agreement, including the terms and provisions thereof, between Howard Barnhisel et al, dated July 21, 1975, recorded September 8, 1975, in Volume M75 page 10541, Deed Records of Klamath County, Oregon.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AFTER RECORDING PLEASE SEND TO:

CLAUDE W. & VIRGINIA P. CROSS
Rt. 2 Box 129
Tulelake, Ca. 96134

Klamath County Title Co.
on this 14th day of Feb. A.D. 19 92
at 2:47 o'clock P M. and duly recorded
in Vol. M92 of Deeds Page 3183
Evelyn Biehn County Clerk
By Douglas M. Mendenhall
Deputy.

Fee. \$50.00