

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That LANA A. LAWSON, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by DOUG J. PRATT and NANCY DEE PRATT, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their 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, to-wit:

PARCEL 1: TAX LOT 400

A parcel of land in the NE 1/4 NE 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pin at the SW corner of the NE 1/4 NE 1/4 of said Section 34, said point being the SE corner of Beverly Heights Subdivision; thence Northerly along the West line of the NE 1/4 NE 1/4 of said Section 34 and the East line of Beverly Heights, a distance of 208.71 feet; thence Easterly parallel with the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet; thence Southerly parallel with the Westerly line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet to the Southerly line of the NE 1/4 NE 1/4 of said Section 34; thence Westerly along the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet to the point of beginning.

PARCEL 2: TAX LOT 300

A tract of land situated in the NE 1/4 NE 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the NE 1/4 NE 1/4 of said Section 34, said point being East a distance of 208.71 feet from the SW corner of the NE 1/4 NE 1/4 of said Section 34, thence East along the South line of the NE 1/4 NE 1/4 of said Section 34, a distance of 386.55 feet; thence North parallel with the West line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet; thence North parallel with the West line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet; thence West parallel with the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 386.55 feet; thence South parallel with the West line of the NE 1/4 NE 1/4 of said Section 34 a distance of 208.71 feet to the point of beginning.

PARCEL 3: TAX LOT 3100

A parcel of land situated in lots 14 and 19 of Enterprise tracts located in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle marking the Northeast corner of said lot 14; thence from said point of beginning South 88 degrees 34'11" West along the North boundary of said Lot 14, 656.69 feet to a 5/8" iron pin marking the Northwest corner of said Lot 14, thence South 88 degrees 44'05" West along the North line of said Lot 19, 135.31 feet, thence leaving said North line of said Lot 19 South 00 degrees 09'08" East, 330.39 feet to a point; thence North 88 degrees 34'11" East 792.01 feet to a point on the East line of said Lot 14, thence North 00 degrees 09'08" West along the East line of said Lot 14, 330.00 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Tracts 13 and 14, Enterprise Tracts, Klamath County, Oregon, and being a portion of those tracts of land described in Deed Volumes M78, page 22591 and Volume M78, page 5397, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the tract of land described in Deed Volume M78, page 22591, Microfilm Records of Klamath County, Oregon, which is on the East line of said Tract 14, South 01 degrees 02'42" West, 330.00 feet from the Northeast corner of said Tract 14; thence along the South line of said M78, page 22591, South 89 degrees 46'01" West, 85.82 feet to a point 55.00 feet left of Engineer's Station 53+92.07 Foothill Boulevard; thence North 70 degrees 48'36" East, 112.32 feet to a point on the Easterly line of that tract of land described in said Deed Volume M78, page 5397, and being 50.00 feet left of Engineer's Station 55+04.28 Foothill Boulevard; thence along said Easterly line of M78-5397 South 34 degrees 43'47" West, 35.32 feet; thence South 01 degrees 02'42" West 7.54 feet to the point of beginning, with bearings based on Foothill Boulevard.

PARCEL 4: TAX LOT 3200

A tract of land situated in the E 1/2 NE 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 40.0 feet and South 88 degrees 33' West a distance of 515.9 feet from the Southeast corner of the NE 1/4 NE 1/4 of said Section 34; thence South 10 degrees 10' West a distance of 122.4 feet to an

iron pin; thence South 22 degrees 50' 36" West a distance of 173.62 feet to an iron pin; thence South 33 degrees 33' West a distance of 101.0 feet to an iron pin; thence North 362.25 feet to an iron pin that is located 40.0 feet North of the South line of the NE 1/4 NE 1/4 of said Section 34; thence North 88 degrees 33' East parallel with the South line of the NE 1/4 NE 1/4 of said Section 34 a distance of 144.9 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Tracts 13 and 14, Enterprise Tracts, Klamath County, Oregon, and being a portion of those tracts of land described in Deed Volumes M78, page 22591 and Volume M78, page 5397, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of that tract of land described in Deed Volume M78, page 22591, Microfilm Records of Klamath County, Oregon, which is on the East line of said Tract 14, South 01 degrees 02'42" West, 330.00 feet from the Northeast corner of said Tract 14; thence along the South line of said M78, page 22591, South 89 degrees 46'01" West, 85.82 feet to a point 55.00 feet left of Engineer's Station 53+92.07 Foothill Boulevard; thence North 70 degrees 48' 36" East, 112.32 feet to a point on the Easterly line of that tract of land described in said Deed Volume M78, page 5397, and being 50.00 feet left of Engineer's Station 55+04.28 Foothill Boulevard; thence along said Easterly line of M78-5397 South 34 degrees 43'47" West, 35.32 feet; thence South 01 degrees 02'42" West 7.54 feet to the point of beginning, with bearings based on Foothill Boulevard.

Subject to the following:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
5. Liens and assessments, if any, due to the

City of Klamath Falls.

6. Right of way for electricity liens deeded by Edgar Turner and Mary Turner, husband and wife, to the California-Oregon Power Company, a California Corporation, dated October 23, 1953, recorded December 2, 1953 in Volume 264, page 283, Deed Records of Klamath County, Oregon.

7. Right of way easement for transmission and distribution of electricity, including the terms and provisions thereof, in favor of The California Oregon Power Company, dated October 22, 1953, recorded October 22, 1953 in Book 263, page 533, Deed Records of Klamath County, Oregon.

8. An easement created by instrument, including the terms and provisions thereof, dated September 11, 1973, recorded October 5, 1973 in Volume M73, page 13494, Microfilm Records of Klamath County, Oregon, in favor of Southern Oregon Broadcasting Co., doing business as Southern Oregon Cable TV.

9. Agreement, including the terms and provisions thereof, dated June 28, 1977 and recorded August 8, 1977 in Volume M77, page 13858, Microfilm Records of Klamath County, Oregon, by and between the City of Klamath Falls, a municipal corporation of the State of Oregon, as seller and Wallace V. Teuscher and Asghar R. Sadri, as purchasers. Said Agreement provides for assumption and release of liens imposed by the City of Klamath Falls Sewer Unit #46.

10. Limited access provisions as contained in Deed to Klamath County, dated October 21, 1981 and recorded December 23, 1981 in Volume M81, page 21814, Microfilm Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever defend the said 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, stated in terms of dollars, is \$82,500.00. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

/ / /

/ / /

