

RETURN TO AND
Until a change is requested all tax statements shall be sent to the
following address:

P.O. Box 344

Bly, OR. 97622

WARRANTY DEED

mtc 24828

GARY D. CROWTHER and JOHN L. POUTOUS, hereinafter referred to as Grantors, do hereby grant, bargain sell and convey unto WILLIAM J. RUST and ETHEL J. RUST, 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:

See Exhibit "A"

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

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$450,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14th day of January, 1991.

~~Calif~~
STATE OF ~~OREGON~~)
~~San Diego~~) ss.
County of ~~Klamath~~)

Before me this 14th day of January, 1991, personally appeared the above-named Gary D. Crowther, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)
WARRANTY DEED - PAGE 1

John L. Poutous
Gary D. Crowther
John L. Poutous
Notary Public for Oregon California
My Commission Expires: _____

MTC NO: 24828-K

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 2: That part of Section 2 lying Southwesterly of the Klamath Falls-Lakeview Highway No. 66, BUT EXCEPTING THEREFROM the parcel deeded to J.C. Harrison, et ux, by deed recorded in Deed Volume 166, page 293, Deed Records of Klamath County, Oregon, ALSO EXCEPTING that part of the 100 foot logging railroad right of way of Weyerhaeuser Company lying Northwesterly of a point which is North 19 degrees 47' East 2,871.74 feet from the Southwest corner of said Section 2, and FURTHER EXCEPTING the 66' logging road right of way of Weyerhaeuser Company described in Deed Volume 324 at page 157, Deed Records of Klamath County, Oregon, and FURTHER EXCEPTING that parcel conveyed from Owen R. Watts and Virginia M. Watts to Richard J. Smith by Warranty Deed dated September 21, 1971 and recorded September 22, 1971 in Volume M71, page 10078, Microfilm Records of Klamath County, Oregon.

Section 3: A portion of the SE1/4 SW1/4 and the SE1/4, more particularly described as follows:

Beginning at a 5/8 inch iron pin in the Section line between Sections 3 and 10 from which the 1/4 corner common to said Section 3 and 10, a brass cap, bears South 89 degrees 43' 28" East 105.00 feet; thence North 08 degrees 17' 00" East 465.00 feet to a 5/8 inch pin; thence North 57 degrees 21' 00" East 2402.00 feet to a 5/8" iron pin; thence North 13 degrees 01' 13" West 820.23 feet to a 5/8 inch iron pin; which is the Southwest corner of that parcel of land conveyed in Deed Volume 134, page 419, Deed Records of Klamath County, Oregon; thence North to the East-West centerline of said Section 3; thence East along said centerline to the East line of said Section 3; thence South along said East line to the Southeast corner of Section 3; thence North 89 degrees 43' 28" West along the South line of said Section 3 to the 1/4 corner common to Sections 3 and 10; thence continuing along said South line of Section 3, North 89 degrees 43' 28" West 105.00 feet to the point of beginning. EXCEPTING THEREFROM the 66 foot logging road right of way of Weyerhaeuser Company described in Deed Volume 324, page 157, Deed Records of Klamath County, Oregon. Basis of bearings are Surveys No. 1858 and 1933 filed in the office of the Surveyor of Klamath County, Oregon.

SDC
X
[Signature]

Section 10: The E1/2 NE1/4, BUT EXCEPTING THEREFROM the 66 foot logging road of Weyerhaeuser Company described in Deed Volume 324, page 157, Deed Records of Klamath County, Oregon.

Section 11: The N1/2 NE1/4, SE1/4 NE1/4, NW1/4, S1/2 N1/2 SW1/4, S1/2 SW1/4, NW1/4 SE1/4, S1/2 SW1/4 SE1/4, and the SE1/4 SE1/4.

Section 14: The N1/2 N1/2

PARCEL 2:

Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

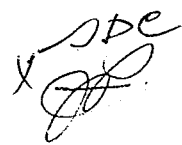
Section 2: A parcel of land located in the SW1/4 of the NE1/4 of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the center line of Oregon State Highway No. 140, said point being Oregon State Highway Engineer's Station 226+82.00, said point being South 00 degrees 57' West a distance of 504.00 feet and South 66 degrees 45' East, a distance of 3510.00 feet from the Northwest corner of said Section 2; thence South 23 degrees 15' West, a distance of 396.00 feet, to the true point of beginning; thence South 66 degrees 45' East, a distance of 300.00 feet; thence South 23 degrees 15' West a distance of 200.00 feet; thence North 66 degrees 45' West, a distance of 300.00 feet; thence North 23 degrees 15' East a distance of 200.00 feet to the true point of beginning.

Section 11: SW1/4 NE1/4, NE1/4 SE1/4, N1/2 SW1/4 SE1/4, and the N1/2 NE1/4 SW1/4

PARCEL 3:

N1/2 NW1/4 SW1/4 of Section 11, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

X SDC


SUBJECT TO THE FOLLOWING EXCEPTIONS:

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

2. 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, and additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

3. Right of Way Deed, subject to the terms and provisions thereof, dated September 7, 1934 by and between James O. Watts, unmarried and the Secretary of the United States of America, for telephone and telegraph wires, recorded in Volume 104, page 29, Deed Records of Klamath County, Oregon.
(Affects S½ of Section 2 and N½ of Section 1)

4. Grant of Right of Way subject to the terms and provisions thereof, dated June 14, 1938, by and between James O. Watts and Martha Marie Watts, his wife, and the California Oregon Power Company, a California corporation, for poles, wires and towers for transmission and distribution of electricity, recorded in Volume 110, page 393, Deed Records of Klamath County, Oregon.
(Affects NW¼ of Section 2)

5. Easement as contained in Deed recorded in Volume 166, page 293, Deed Records of Klamath County, Oregon, as follows:

"the right to convey the water for said rights through the ditches now existing over and across the lands of the grantors and to maintain the said ditches in serviceable conditions."

(Affects portion of the W½ W½ of Section 2)

6. Easement Deed, subject to the terms and provisions thereof, by and between James O. Watts and Martha Watts, husband and wife, and The United States of America, acting by and through the Forest Service U.S.D.A. for telephone lines, recorded in Volume 254, page 446, Deed Records of Klamath County, Oregon.
(Affects S½ S½ SW¼ of Section 3)

7. Grant of Right of Way, subject to the terms and provisions thereof, by and between Owen R. Watts and Virginia M. Watts, a widow, and The California Oregon Power Company, a California corporation, recorded in Volume 302, page 428, Deed Records of Klamath County, Oregon, for pole and tower and wire lines.
(Affects portion of N½ N½ of Section 2 and the N½ S½ of Section 3)

8. Agreement, subject to the terms and provisions thereof, dated February 12, 1959 and recorded in Volume 311, page 379, Deed Records of Klamath county, Oregon, by and between Weyerhaeuser Timber Company, a Washington corporation and the California Oregon Power Company, a California corporation for right to construct and maintain an electrical transmission line of 3 wires.

Supplemental Agreement, subject to the terms and provisions thereof, recorded in Volume 322, page 1, Deed Records of Klamath county, Oregon.
(Affects NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2)

9. An easement created by instrument, subject to the terms and provisions thereof:

Dated: September 21, 1971

Recorded: September 22, 1971

Volume: M71, page 10078, Microfilm Records of Klamath County, Oregon

For: An easement and right of way for ingress and egress to said real property along and over the existing road that borders said property and begins at Oregon State Highway no. 140.

10. Reservations as contained in Deed recorded in Volume M73, page 9928, Microfilm Records of Klamath County, Oregon, as follows:

"Subject to: A 100 foot powerline right of way across the Northerly portion of the above described property."
(Affects portion of N $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 and other property)

11. Right of Way Easement created by instrument, subject to the terms and provisions thereof,

Recorded: May 7, 1976

Volume: M76, page 6831, Microfilm Records of Klamath County, Oregon

In Favor of: Pacific Power and Light Company, a corporation

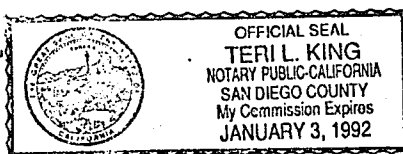
For: Easement for electrical transmission and distribution lines
(Affects SE $\frac{1}{4}$ of Section 3)

12. Financing Statement, if any, on file in the office of the Secretary of State.

STATE OF Calif.)
 County of San Diego) ss.

Before me this 14th day of January, 1991, personally appeared the above-named John L. Poutous, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Teri L. King
 Notary Public for Calif.
 My Commission Expires: 1-3-92

State of Oregon)
)
 County of Klamath) ss.

Before me this 18th day of January, 1991, personally appeared the above named Gary D. Crowther, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Kristi G. Redd
 Notary Public for Oregon
 My Commission Expires: 11/16/91

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title Co
 on this 28th day of Sept. A.D., 19 92
 at 9:46 o'clock A.M. and duly recorded
 in Vol. M92 of Deeds Page 22409
 Evelyn Biehn County Clerk
 By Deanne Mullendar Deputy.

Fee, \$55.00