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92 SEP 29 AM 9 28

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WARRANTY DEED

MTL 1396-6070
 MILTES A. SILVA, Grantor, conveys and warrants to GARY D. CROWTHER as to an undivided one-half interest and JOHN L. POUTOUS as to an undivided one-half interest, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See legal description attached hereto as "Exhibit B-1" subject to all of the exceptions set forth on "Exhibit B-2" attached hereto and incorporated by reference herein.

The true and actual consideration paid for this transfer stated in terms of dollars is \$ to clear title ; however, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being partial release from a certain Land Sale Contract dated November 13, 1984.

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.

DATED THIS 13th day of November, 1984.

Neal G. Buchanan
 MILTES A. SILVA BY AND THROUGH HER
 ATTORNEY IN FACT, NEAL G. BUCHANAN

STATE OF OREGON
 County of Klamath

} ss.:

Personally appeared the above named MILTES A. SILVA BY AND THROUGH HER ATTORNEY IN FACT, NEAL G. BUCHANAN, and acknowledged the foregoing instrument to be her voluntary act and deed.

DATED before me this 13th day of November, 1984.

Kristi L. Redd
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 11/16/87

Grantor's Name and Address

Miltes A. Silva
 c/o Neal G. Buchanan, Attorney at Law
 601 Main Street, Suite 210
 Klamath Falls OR 97601

Grantee's Name and Address

Gary D. Crowther & John L. Poutous
 4026 Hwy. 78, Julian CA 92036

After recording, return to:
 Mountain Title Company

Until a change is requested, all tax statements shall be sent to:

William & Ethel Rust
 P.O. Box 344
 Bly, OR. 97622

WARRANTY DEED

"EXHIBIT B-1"

All of the portion of Sections 2, 3 and 10 conveyed by the within agreement and lying Westerly of that certain 66' logging road right of way of Weyerhaeuser Company described in Deed Volume 324 at Page 157, Records of Klamath County, Oregon, and lying within the parcels described as follows:

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

PARCEL A:

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 at page 293, 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° 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, 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 Deed Volume M71, page 10078, Microfilm Records of Klamath County, Oregon.

PARCEL B:

Section 3: A portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$, 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 $\frac{1}{4}$ corner common to said Section 3 and 10, a brass cap, bears South 89° 43' 28" East 105.00 feet; thence North 08° 17' 00" East 465.00 feet to a 5/8 inch pin; thence North 57° 21' 00" East 2402.00 feet to a 5/8" iron pin; thence North 13° 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 at 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° 43' 28" West along the South line of said Section 3 to the $\frac{1}{4}$ corner common to Sections 3 and 10; thence continuing along said South line of Section 3, North 89° 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 County Surveyor of Klamath County, Oregon.

PARCEL C:

Section 10: The E $\frac{1}{2}$ NE $\frac{1}{4}$, BUT EXCEPTING THEREFROM the 66 foot logging road of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon.

RKB

"EXHIBIT B-2"

SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 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, an 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, 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 Right of Way, 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 119, page 393, Records of Klamath County, Oregon.
(Affects NW¼ of Section 2)
- 5) Easements as contained in Deed recorded in Volume 166, page 293, Records of Klamath County, Oregon, as follows:

"the right to convey the water for the 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 W½W½ of Section 2)
- 6) Easement Deed, 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, Records of Klamath County, Oregon.
(Affects S½S½SW¼ of Section 3)
- 7) Grant of Right of Way, by and between Owen R. Watts and Virginia M. Watts, husband and wife and Martha M. Watts, a widow, and The California Oregon Power Company, a California corporation, recorded in Volume 302, page 428, Records of Klamath County, Oregon, for pole and tower and wire lines.
(Affects portion of N½N½ of Section 2, and N½S½ of Section 3)
- 8) Agreement, including the terms and provisions thereof, dated February 12, 1959 and recorded in Volume 311, page 379, 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, including the terms and provisions thereof, recorded in Volume 322, page 1, Records of Klamath County, Oregon.
 (Affects NW¼SW¼ of Section 2)

- 9) 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 N½SE¼ of Section 3 and other property.)

- 10) Right of Way Easement, including the terms and provisions thereof, recorded May 7, 1976 in Volume M76, page 6831, Microfilm Records of Klamath County, Oregon, granted to Pacific Power & Light Company, a corporation, for an easement for electric transmission and distribution line.
(Affects SE¼ of Section 3)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 29th day
of Sept. A.D., 19 92 at 9:28 o'clock AM., and duly recorded in Vol. M92,
of Deeds on Page 22539.

Evelyn Biehn - County Clerk

By

Pauline M. Henderson

FEE \$45.00

RB