

WARRANTY DEED

HALBERT WILSON and FLORENCE WILSON, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey an undivided 1/2 interest to MARTIN D. CHIN and DENISE CHIN, husband and wife, as tenants by the entirety, and an undivided 1/2 interest to DANIEL G. CHIN and DELORES CHIN, husband and wife, as tenants by the entirety, 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:

Township 41 South, Range 11 East of the Willamette Meridian.

$S\frac{1}{2}$, $S\frac{1}{2}N\frac{1}{2}$, and $S\frac{1}{2}N\frac{1}{2}N\frac{1}{2}$ of Lot 8; $S\frac{1}{2}$, $S\frac{1}{2}N\frac{1}{2}$ and $S\frac{1}{2}N\frac{1}{2}N\frac{1}{2}$ of Lot 9; $N\frac{1}{2}N\frac{1}{2}N\frac{1}{2}$ of Lot 14; $N\frac{1}{2}N\frac{1}{2}N\frac{1}{2}$ of Lot 15; all in Section 15, Township 41 South, Range 11 East of the Willamette Meridian.

Saving and excepting therefrom that portion deeded to Kelly B. Wilson and Glennis J. Wilson, and decribed as follows: A parcel of land situate in portions of Government Lots 9 and 14, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows: Beginning at the fence corner marking the point of intersection of the southerly line of the $N\frac{1}{2}N\frac{1}{2}N\frac{1}{2}$ of Lot 14, Section 15, Township 41 South, Range 11 East of the Willamette Meridian and the westerly right-of-way line of Wilson Road, as the same are presently located and constructed, from which point the northwest corner of said Section 15 bears North $42^{\circ} 58' 35''$ West 3837.67 feet distant; thence westerly along the fence marking the said southerly line of the $N\frac{1}{2}N\frac{1}{2}N\frac{1}{2}$ of Lot 14, 399.55 feet to a point; thence North 159.15 feet to a point; thence North $79^{\circ} 42' 30''$ East 142.32 feet to a point; thence East 259.5 feet, more or less, to a point in the fence marking the westerly right-of-way line of Wilson Road; thence southerly along said westerly right-of-way line fence 186.8 feet, more or less, to the point of beginning.

TOGETHER with an easement for construction and maintenance of a mainline irrigation system which easement is more particularly described as follows: A strip of land 30.00 feet wide for easement purposes, situate in Section 15, Township 41 South, Range 11 E.W.M.; being 15.00 feet on each side of the following described centerline: Beginning at a point 15.00 feet southerly from, at right angles to, the southerly right-of-way line of the "J" Canal as the same is presently located and constructed, from which point the brass cap monument marking the Northwest corner of Section 15, Township 41 South, Range 11 E.W.M. bears North $0^{\circ} 01' 25''$ East 15.00 feet, North $89^{\circ} 58' 35''$ West 870.00 feet, and North 855.00 feet distant; thence South $89^{\circ} 58' 35''$ East 332.75 feet parallel and contiguous with said "J" Canal right-of-way; thence South $00^{\circ} 25' 10''$ East 616.20 feet, more or less, to a point

Return Taxes To:
&
RETURN TO:

CHIN BROS, A
PARTNERSHIP
23999 ADAMS POINT
ROAD
MERRILL OR 97633

on the south line of the $N\frac{1}{2}N\frac{1}{2}N\frac{1}{2}$ of Lot 8,
Section 15, Township 41 South, Range 11 E.W.M.

That portion of Lot 1 lying South of J Canal;
that portion of Lot 2 lying South of J Canal
and easterly of the State Highway; and that
portion of Lots 9 and 10 lying easterly of the
State Highway and all of Lot 6 in Section 16.

Saving and excepting therefrom any portion
thereof in any canals, roads or highways.

SUBJECT TO: The assessment roll and the tax
roll disclose that the within described pre-
mises were specially assessed as farm land.
Taxes for the year 1980-1981, and possibly
prior years have been deferred pursuant to ORS
308.370 to 308.403. These, plus earned interest
are due and payable when said reason for the
deferment no longer exist.

Liens and assessments of Klamath Project and
Klamath Irrigation District, and regulations,
contracts, easements, water and irrigation
rights in connection therewith.

Acreage and use limitations under provisions of
United States Statutes and regulations issued
thereunder.

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 they are lawfully seized in
fee simple of the above-granted premises, 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.

The true and actual consideration paid for this transfer
is \$322,000.00.

In Witness Whereof, the Grantors have executed this
instrument this 28 day of January, 1981.

Halbert Wilson
Halbert Wilson

Florence Wilson
Florence Wilson

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 28 day of Jan, 1981,
personally appeared the above-named HALBERT WILSON and FLORENCE
WILSON, husband and wife, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

[Signature]
Notary Public for Oregon
My Commission Expires 1984

Filed for record at request of Klamath County Title Co the 4th day
of Nov. A.D., 19 92 at 3:46 o'clock P. M., and duly recorded in Vol. M92,
of Deeds on Page 26115.

Evelyn Biehn County Clerk

By [Signature]

FEE \$35.00
Non Stan. \$20.00