

This Indenture Witnesseth, THAT JOHN W. CALDWELL and MYRTLE E. CALDWELL, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto FORREST D. YOUNG and DONNA G. YOUNG,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in Government Lot 4 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 18, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, said tract being Parcel 1 of Minor Land Partition 67-83, also being a portion of the lands described in Deed Volume 356 page 591, of the Klamath County Deed Records, said tract being more particularly described as follows:

Beginning at point A marked by a 5/8 inch iron pin/plastic cap, said point A being N. 00°01'10" E. 50.02 feet and S. 89°36'45" E. 680.09 feet from the Southwest corner of said Section 18; thence N. 00°23'15" E. 425.62 feet to a 5/8 inch iron pin/plastic cap on the Northerly line of the lands described in said Deed Volume 356 page 591; thence N. 88°24'16" E. 53.02 feet to a 5/8 inch iron pin/plastic cap on the Southwesterly right of way line of the U.S.B.R. A canal; thence S. 52°29'20" E., along said right of way line, 625.35 feet to a 5/8 inch iron pin/cap; thence N. 89°36'55" W. 319.70 feet to a 5/8 inch iron pin/cap; thence S. 00°23'24" W. 50.01 feet to a 5/8 inch iron pin/cap; thence N. 89°36'45" W. 231.90 feet to the point of beginning, containing 2.88 acres, with bearings based on said Minor Land Partition 67-83. TOGETHER WITH: A 30 foot easement for ingress and egress which is adjacent to, and 30 feet Northerly of the following described line: Beginning at point A of the above described tract: thence N. 89°36'45" W. 180.60 feet.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Klamath Irrigation District; Acceptance of Terms and Conditions of Reclamation Extension Act executed by Herbert L. Arant, recorded October 24, 1914, in Vol. 42 page 561, Deed Records of Klamath County, Oregon; Terms and provisions contained in Deed recorded November 22, 1983, in Vol. M83 at page 20076, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

NOTE: 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, stated in terms of dollars, is \$ 15,000.00
~~However, the actual consideration includes other property which is part of the consideration~~
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 23d day of January 19 84.

John W. Caldwell (SEAL) _____ (SEAL)
Myrtle E. Caldwell (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath) ss. January 31, 1984

Personally appeared the above named JOHN W. CALDWELL and MYRTLE E. CALDWELL, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
 Notary Public for Oregon
 My commission expires 8-5-87

After recording return to:

Until a change is requested, all tax statements shall be sent to the following name and address:

Forrest D. Young
6161 Hwy 39
Klamath Falls, Or
97603

From the Office of
 WILLIAM L. SISEMORE
 First Federal Bldg.
 540 Main Street
 Klamath Falls, Oregon 97601

STATE OF OREGON.

County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of May, 1984, at 11:49 o'clock A.M., and recorded in book M93 on page 9622 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Douglas Mulendore Deputy

FEE: \$30.00

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