

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MIKE DEELY and JO DEELY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CON J. FLYNN, JOSEPH E. FLYNN and DENNIS J. FLYNN, doing business as a co-partnership under the assume business name of FLYNN BROS., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

A tract of land in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 26: SW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Section 34: E $\frac{1}{2}$ E $\frac{1}{2}$.

Section 35: N $\frac{1}{2}$; N $\frac{1}{2}$ SW $\frac{1}{4}$.

Section 36: W $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ EXCEPT that tract described as follows:

Beginning at the quarter corner on the South boundary of Section 36, Township 36 South, Range 12 East of the Willamette Meridian: thence North 0° 05' 49" East along the center section line a distance of 1825.00 feet to a steel rod set in an existing fence line; thence North 89° 54' 11" West parallel with the aforesaid South boundary a distance of 1319.00 feet to the West boundary of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 36; thence South 0° 05' 49" West along said West boundary a distance of 1825.00 feet to the South boundary of the Section; thence South 89° 54' 11" East 1321.00 feet along same to the point of beginning.

TOGETHER WITH that certain well known as the Dice Crane Well located North 4° 14' West 3315.3 feet from the SW corner of Section 2, Township 37 South, Range 12 East of the Willamette Meridian, together with the right to take the water therefrom pursuant to law and further TOGETHER WITH the right to use an area surrounding such well in a radius of 20 feet of the center of said well for the purpose of maintenance and operation thereof. TOGETHER WITH the right to transport water through pipes and the channel of a certain creek heretofore unknown, but presently named Brown Creek by the U. S. Forest Service, which runs in a northerly direction from said irrigation well, water right heretofore referred to being Permit No. G-3969, also TOGETHER WITH a right of way for access over the existing roadway 16 feet in width from a junction with the Yellow Jacket and Mineral Springs road located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 37 South, Range 12 East of the Willamette Meridian and running in a southerly and easterly direction to said well located North 4° 14' West, 3315.3 feet from the SW corner of Section 2, Township 37 South, Range 12 East of the Willamette Meridian, together with the right to maintain, operate and repair the existing power line running generally easterly from said Yellow Jacket and Mineral Springs road to said well for the purpose of supplying electric energy thereto. TOGETHER WITH the right to use jointly with others that certain roadway for the purpose of ingress to and egress from the grantors' adjacent land located in Section 32, Township 36 South, Range 12 East of the Willamette Meridian by existing roads from Klamath Falls-Lakeview Highway, through Section 29, said township and range and Sections 22, 27, 28 and 33, said township and range.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the above granted 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 \$25,000. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural.

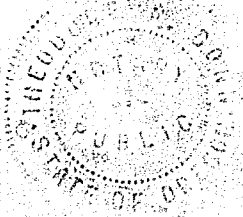
WITNESS grantor's hand this 30 day of August, 1974.

Mike Deely
J. Deely

STATE OF OREGON,)
 : ss
County of Lake.)

BE IT REMEMBERED, that on this 30th day of August, 1974, before, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MIKE DEELY and JO DEELY known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Theresa R. C.
Notary Public for Oregon
My commission expires: June 18, 1975

AFTER RECORDING RETURN TO:
James C. Lynch
P.O. Box 351
Lakeview, OR 97630

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Lynch the 13th day of Jan A.D. 19 95 at 2:08 o'clock P M. and duly recorded in Vol. M95 of Deeds on Page 965

FEE \$35.00

Bernetha G. Letsch County Clerk
By Bernetha G. Letsch