

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT CECIL L. PERKINS AND PATRICIA J. PERKINS, hereafter called Grantors, for the consideration hereafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto JACK H. JONES and PATRICIA A. JONES, as TRUSTEES, in Trust, for the Jones Family Revocable Trust, Grantee, its successor, assigns and Grantees, the premises situated in Klamath County, Oregon, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The true and actual consideration for this transfer is \$475,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, his successors and assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except those set forth above which the Grantee takes subject to, and that the Grantors will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 9th day of May, 1983.

Cecil L. Perkins

CECIL L. PERKINS

Patricia J. Perkins

PATRICIA J. PERKINS

STATE OF OREGON)
) SS.
County of Klamath)

May 11, 1983.

Personally appeared the above-named Cecil J. Perkins and Patricia J. Perkins and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

(SEAL)

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-83

WM. M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR.
97601
(503) 862-7228

WARRANTY DEED

Return:

Josephine County Title

118 N.E. C St. • Grants Pass, OR 97526
476-6884 • Cave Junction 592-2131

36 FEB -5 P2:08

EXHIBIT "A"

PARCEL ONE:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 E.W.M., said tract being a portion of tract described in deed from Petric to McNeely recorded in Volume M71 page 12811, records of Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin located 655 feet South and 30 feet West of the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, said point lying on the West boundary of Summers Lane; thence West along the North line of above described tract a distance of 237.0 feet to the True Point of Beginning of this description; thence South a distance of 85.0 feet to a point; thence West a distance of 112.2 feet to an iron pin; thence S. 01°55'E. a distance of 146.0 feet, more or less, to an iron pin on the Northeasterly Boundary of the irrigation canal; thence following said boundary, N. 55°43' W. a distance of 114.0 feet and N. 63°31' W. a distance of 288.0 feet to an iron pin on the southeasterly boundary of the USBR Drain; thence N. 27°45' E. along said boundary a distance 43.2 feet to an iron pin marking the Northwest corner of said tract described in Volume M71 page 12811; thence East along the North line of said described tract a distance of 439.2 feet, more or less to the point of beginning.

PARCEL TWO:

A Tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10 Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10; thence South 01°12'00" East along the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10 and along the centerline of Summers Lane a distance of 64.41 feet to the true point of beginning of this description; thence South 87°40'20" West a distance of 30.0 feet to a 5/8 inch iron pin on the Westerly right of way line of Summers Lane; thence continuing South 87°40'20" West along an existing fence line a distance of 383.72 feet to a 5/8 inch iron pin on the Easterly right of way line of the USBR Drain Canal; thence South 26°17'00" West along said right of way line a distance of 655.09 feet to a 5/8 inch iron pin; thence North 88°48'00" East at right angles to the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10 a distance of 415.96 to a 5/8 inch iron pin; thence North 01°12'00" West parallel with the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10 a distance of 100.00 feet to a 5/8 inch iron pin; thence North 88°48'00" East a distance of 270.00 feet to a 1/2 inch iron pin on the Westerly right of way line of Summers Lane; thence continuing North 88°48'00" East a distance of 30.0 feet to the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10 and the centerline of Summers Lane; thence North 01°12'00" West along said line a distance of 489.34 feet to the true point of beginning of this description.

SAVINGS AND EXCEPTING therefrom the East 30 feet thereof lying within the right of way of Summers Lane;

SUBJECT TO: Reservations, restrictions, easements, rules and regulations of record;

ALSO, SUBJECT TO:

- A. Right of Way Easement, including the terms and provisions thereof, given by Cecil L. Perkins and Patricia J. Perkins, his wife, to California-Pacific Utilities Company, dated September 22, 1978, recorded September 25, 1978, in Volume M78 page 21096, Deed Records of Klamath County, Oregon.

///

EXHIBIT "A" - Page 1

- B. Easement as disclosed by Deed of Easement, including the terms and provisions thereof, by and between John G. Feldmann and Marlene A. Feldman, husband and wife, and Klamath First Federal Savings and Loan Association, and Cecil L. Perkins and Patricia J. Perkins, husband and wife, dated May 16, 1979, recorded June 14, 1979, in Volume M79 page 14076, Deed Records of Klamath County, Oregon. Affects Parcel 2. To be restricted to residential use only.
- C. The "AS IS" condition of the property.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

WM. M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR.
97601

EXHIBIT "A" - Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 5th day
of _____ Feb _____ A.D., 19 96 at 2:08 o'clock P M., and duly recorded in Vol. _____ M96
of _____ Deeds _____ on Page 3404.

FEE \$40.00

Bernetha C. Gelsch, County Clerk
By *[Signature]*