

WHEN RECORDED MAIL TO:

1948/2

MAIL TAX STATEMENTS TO:

LEWIS W. SOWLES
350 HARBOR BUILDING
100 SECOND AVE., SO.
EDMONDS, WASHINGTON 98020

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

STATE OF OREGON

Vol. 16908 Page 16908

County of _____

I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title

By _____ Deputy

WARRANTY DEED

THE FEDERAL LAND BANK OF SPOKANE

GRANTOR, conveys and warrants to

LEWIS W. SOWLES

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$176,500.00.
The actual consideration consists of or includes other property or value given or promised which is (part of the) (the whole) consideration.

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

Dated this 13th day of MAY, 19 88.

THE FEDERAL LAND BANK OF SPOKANE

By: Ann L. Hilton

STATE OF OREGON, County of Klamath) ss. May 13, 19 88

Personally appeared the above named Ann L. Hilton, Senior Credit Officer

of THE FEDERAL LAND BANK OF SPOKANE

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

(Official Seal)

Before me: Alberta Topkay

Notary Public for Oregon

My commission expires 10-30-88

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Trotman
Attorneys at Law
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

EXHIBIT "A"

The following described real property located in Klamath County, Oregon, to-wit:

Township 40 South, Range 12 East of the Willamette Meridian:
Lots 4, 5, 6 and 7, the E $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 6.

Township 40 South, Range 11 East of the Willamette Meridian:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Section 1, less 7.61 acres, conveyed to Klamath County, Oregon, by deed dated February 20, 1939, recorded March 18, 1939, in Deed Volume 121, Page 110, Records of Klamath County, Oregon.

EXCEPTING a parcel of land situate in Section 1, Township 40 South, Range 11 East of the Willamette Meridian and Section 6, Township 40 South, Range 12 East of the Willamette Meridian, lying Easterly of the Malin to Bonanza Highway and being more particularly described as follows: Beginning at a Brass Cap Monument marking the Northeast corner of Section 1, Township 40 South, Range 11 East of the Willamette Meridian and the Northwest corner of Section 6, Township 40 South, Range 12 East of the Willamette Meridian; thence North 89°38'05" East 351.00 feet to a 5/8" iron pin marking the Northeast corner of Lot 4 in said Section 6; thence along the Easterly line of Lots 4 and 5 in said Section 6, South 0°14'45" West 2717.00 feet to a 5/8" iron pin and existing East-West fence line; thence along an existing fence line West 339.55 feet, South 77°50'15" West 217.85 feet, North 71°15'05" West 547.30 feet, North 50°17'15" West 72.15 feet, and North 38°12'10" West 233.05 feet, more or less, to a point on the Easterly right-of-way line of the Malin to Bonanza Highway, as the same is presently located and constructed; thence North 13°48'45" East along said Easterly right-of-way line 2426.8 feet, more or less, to a point on the North line of Section 1, Township 40 South, Range 11 East of the Willamette Meridian; thence Easterly along the Section line 351.7 feet, more or less, to the point of beginning.

Township 40 South, Range 11 East of the Willamette Meridian:
Lots 15 and 16 in Section 1 lying Easterly of Bonanza to Malin Highway, LESS AND EXCEPTING the following described parcel: A piece or parcel of land containing 1.73 acres, more or less, and being a portion of Lots 15 and 16, Section 1, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point in the Easterly boundary line of the right-of-way of Bonanza to Malin Highway, as the same is now located and constructed, said right-of-way line being 40.0 feet distant at right angles Southeasterly from the center line of said highway from which point the Northeast corner of said Section 1 bears North 18°14' East 4594.8 feet distant, and running thence South 88°05'1" East 330.76 feet; thence South 2°33'1" West 219.42 feet, thence North 86°47' West 373.47 feet, more or less, to a point in said right-of-way line, thence North 13°58' East along said right-of-way line 215.59 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in portions of Government Lots 15 and 16 in Section 1, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Easterly right-of-way line of the Bonanza to Malin Highway as the same is presently located and constructed, said right-of-way line being 40.0 feet distant at right angles Southeasterly from the centerline of said highway from which point the Northeast corner of Section 1, Township 40 South, Range 11 East of the Willamette Meridian bears North 18°02'30" East 4809.8 feet distant, said point being at the Southwesterly corner of the Bedford Cemetery property; thence South 86°47' East along the Southerly boundary of said cemetery 340.0 feet to a point; thence South 13°58' West 822.2

feet, more or less, to the South line of Government Lot 15; thence along the South line of said Lot 15 South 88°42' West 346.3 feet, more or less, to a point on the Easterly right-of-way line North 13°58' East 850.0 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Agreement, subject to the terms and provisions thereof, dated August 7, 1922, and recorded August 8, 1922, in Volume 59, Page 47, Deed Records of Klamath County, Oregon, between Edward Freuer and Klamath County, for cinder or gravel pit.
4. Grant of Right of Way, subject to the terms and provisions thereof, dated June 26, 1951, and recorded July 2, 1951, in Volume 248, Page 298, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation.
5. Grant of Right of Way, subject to the terms and provisions thereof, recorded July 2, 1951, in Volume 248, Page 300, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company for electric transmission and distribution lines.
6. Agreement, subject to the terms and provisions thereof, dated December 27, 1960, and recorded February 6, 1963, in Volume 327, Page 207, Deed Records of Klamath County, Oregon, between Francis O. Freuer, et ux, and Laddie Rajnus & Sons, for irrigation ditch in Lot 5 of Section 1.
7. An easement created by instrument, subject to the terms and provisions thereof, dated September 27, 1963, recorded October 2, 1963, in Volume 348, Page 389, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for electric facilities.
8. An easement created by instrument, subject to the terms and provisions thereof, dated September 13, 1968, and recorded October 22, 1968, in Volume M-68, Page 9431, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for electric facilities.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of June A.D. 19 96 at 11:43 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 16908.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]