

WARRANTY DEED

VOL 188 PAGE 333

KNOW ALL MEN BY THESE PRESENTS, That Charles E. Boardman and Frances A. Boardman, husband and wife, hereinafter called the grantors, for and in consideration of exchange of other property, which is the true and actual consideration for this transfer, do hereby grant, bargain, sell and convey unto David E. Franke and Peggy A. Franke, husband and wife, hereinafter called the grantees, and to grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Deschutes and State of Oregon, described as follows, to-wit:

All of Blocks 1, 2 and 3 of "Dobbin Acres", according to the official plat thereof on file in the office of the County Clerk of said County ~~Clatsop~~ and State, and having appurtenant thereto 19.8 acres of irrigation water with Central Oregon Irrigation District, the use of which is to be rotated with other water users in the area.

ALSO, a tract described as follows: Beginning at the Southeast corner of Lot 7, Block 1 of "DOBBIN ACRES"; thence N 89° 41' 08" W, 260.99 feet to the Southwest corner of said lot; thence S 8° 00' 00" W, 200.43 feet to the Southeast corner of Lot 9, Block 1 of "DOBBIN ACRES"; thence S 89° 41' 08" E, 285 feet, more or less, to the East boundary of the Northwest Quarter of Section 1, Township 18 S., R. 12 E.W.M; thence Northerly along said East boundary 250 feet, more or less, to the point of beginning, containing 1.5 acres, more or less, and having appurtenant thereto one acre of irrigation water with Central Oregon Irrigation District, the use of which is to be rotated with other water users in the area. There is appurtenant thereto a roadway thirty feet in width, the center line of which commences at the Southwest corner of said tract, running thence N 78° 15' W, 267.00 feet to the center of Dobbin Road; Subject to an easement for roadway ten feet wide along the South side;

ALSO, the following contiguous lands: Commencing at the Southwest corner of Lot 9, Block 2, "DOBBIN ACRES", according to the official plat thereof on file in the office of the County Clerk of said County and State; thence Easterly along the South side of Lots 9 and 10; thence Northerly to the Southwest corner of Lot 11; thence Easterly along the South side of Lot 11 to the Southeast corner of Lot 11; thence S 35° 35' E, 130 feet to the center of Dobbin Road; thence S 54° 25' W, 940 feet along the center line of Dobbin Road; thence S 87° 35' W along the center line of Dobbin Road, 69.52 feet; thence N 00° 18' 52" E, 458.43 feet; thence S 89° 41' 08" E, 234.51 feet; thence N 00° 18' 52" E, 101.36 feet to the point of beginning, containing 5.78 acres, and having appurtenant thereto 3.85 acres of irrigation water with Central Oregon Irrigation District, the use of which is to be rotated with other water users in the area.

There is reserved to the grantors an easement to maintain the existing irrigation ditches at their present location and elevation and an easement to install and maintain lines for water, gas and electric power across the premises in such a manner as not to interfere with existing buildings. For ten years the premises are restricted to residence property. Commercial use, or the erection or or accumulation of unsightly objects upon the premises may be restrained by the grantors, their heirs and assigns.

TO HAVE AND TO HOLD the same unto said grantees and grantees' heirs, successors and assigns forever, and said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting easements and encroachments of record or such as are visible upon the premises, and reservations contained in the patent from the United States of America.

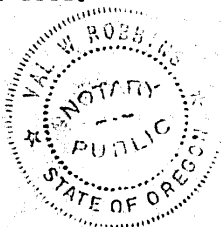
Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

WITNESS grantors' hands this 14th day of September, 1972.

Charles E. Boardman
Frances A. Boardman

STATE OF OREGON)
)ss
COUNTY OF DESCHUTES)

Personally appeared Charles E. Boardman and Frances A. Boardman, September 14, 1972, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Val W. Robbins
Notary Public for Oregon
My commission expires:
8/31/74

INDEX 8806
STATE OF OREGON
County of Deschutes
I hereby certify that the within instrument of writing was received for Record on 14 day of Sept. A.D. 1972 at 4:27 o'clock P. M. and recorded in Book 188 on Page 333 Records of Deschutes
ROSEMARY PATTERSON
County Clerk
By Debra L. Sullivan Deputy