

2871

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CORPORATION OF  
THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-  
DAY SAINTS, a Utah corporation sole, Grantor, in consideration of TEN (\$10.00)  
DOLLARS and other good and valuable consideration, in hand paid, does hereby  
grant, bargain, sell, convey and confirm unto WOODROW W. CAVE and  
ROBERTA E. CAVE, his wife, of Klamath County, State of Oregon, as joint  
tenants and not as tenants in common, Grantees, the following described real  
estate, situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point on the west boundary of Section 7,  
Township 40 South, Range 10 East, Willamette Meridian,  
which point is S.  $0^{\circ}12\frac{1}{2}'$  E., 657 feet from the northwest  
corner of said Section 7; thence S.  $0^{\circ}12\frac{1}{2}'$  E., along  
said section line, a distance of 1634.0 feet, to a point  
which is N.  $0^{\circ}12\frac{1}{2}'$  W., 346.0 feet from the southwest  
corner of the NW $\frac{1}{4}$  of said Section 7 and which point is  
the northwest corner of a parcel of land shown as "PARCEL  
TWO" in a deed from J. Clyde Griffith, et ux, to Buford  
M. Kaylor, et ux, recorded in Klamath County Deed Records,  
Volume 180, Page 128; thence S.  $89^{\circ}54\frac{1}{2}'$  E., along the  
north boundary of said "PARCEL TWO", which line is paral-  
lel to the north boundary of said Section 7, a distance  
of 660.0 feet; thence S.  $0^{\circ}12\frac{1}{2}'$  E., 16.0 feet; thence S.  
 $89^{\circ}54\frac{1}{2}'$  E., 1452.0 feet; thence N.  $0^{\circ}12\frac{1}{2}'$  W., 1474.0 feet,  
more or less, to the low water mark on the west bank of  
Lost River; thence N.  $47^{\circ}39'$  W., along said low water  
line, 597.0 feet; thence, continuing along said low water  
line, N.  $11^{\circ}20'$  E., 440.0 feet, more or less, to the  
north boundary of said Section 7; thence N.  $89^{\circ}54\frac{1}{2}'$  W.,  
along said section boundary, a distance of 943.0 feet,  
more or less, to the northeast corner of a parcel of land  
deeded by Karl F. Dehlinger, et ux, to Innis Roberts, et  
ux, and described in a deed in Klamath County Deed Records,  
Volume 260, Page 25; thence S.  $17^{\circ}29\frac{1}{2}'$  E. along the east  
boundary of said Innis Roberts property, a distance of  
682.0 feet; thence S.  $89^{\circ}39\frac{1}{2}'$  W., along the south boundary  
of said Innis Roberts property, a distance of 1019.5 feet  
more or less to the point of beginning, being a portion of  
the NW $\frac{1}{4}$  of Sec. 7, T. 40 S., R. 10 E. W.M., containing  
92.0 acres, more or less, SAVING AND EXCEPTING a  
parcel of land deeded by Karl F. Dehlinger, et ux, to the State of  
Oregon for highway purposes and described in a deed  
recorded in Klamath County Deed Records, Volume 232, Page  
421, containing 0.18 of an acre, more or less.

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1 Subject to acreage and use limitations under provisions of  
2 the United States Statutes and regulations issued thereunder.

3 Subject to rights of governmental bodies in and to any por-  
4 tion of said premises lying below the high water mark of  
5 Lost River.

6 Subject to waiver of Riparian Rights, including the terms  
7 and provisions thereof, from E. C. Ream to the United  
8 States, recorded September 16, 1905 in Book 18 at page 334,  
9 Deed Records of Klamath County, Oregon.

10 Subject to Agreement, including the terms and provisions  
11 thereof, contained in Contract to sell Real Estate, from  
12 E. C. Ream, et ux, to L. B. Davison, recorded November 29,  
13 1911 in Book 35 at page 293, Deed Records of Klamath County,  
14 Oregon, as follows: "It is agreed and understood that the  
15 irrigation canal crossing the premises herein described  
16 shall be maintained in its present condition unless it  
17 shall be changed by mutual agreement by the parties hereto."  
18 (Affects portion of said premises lying in the North 26 acres  
19 of NW $\frac{1}{4}$  of said Sec. 7.)

20 Subject to acceptance of the terms and conditions of  
21 Reclamation Extension Act by A. C. Ream, recorded November  
22 4, 1914 in Book 42, page 604, Deed Records of Klamath County,  
23 Oregon.

24 Subject to recitals, including the terms and provisions  
25 thereof, as set out in that certain deed to State of Oregon,  
26 by and through its State Highway Commission, dated June 14,  
27 1949, recorded July 16, 1949 in Book 232 at page 421, Deed  
28 Records of Klamath County, Oregon.

29 Subject to all covenants and rights-of-way of record.

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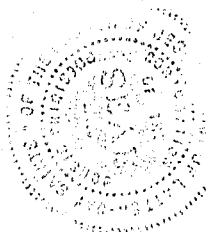
TO HAVE AND TO HOLD the above described premises, with the  
appurtenances, unto the said grantee and to their heirs and assigns and the  
grantor named herein does covenant with the grantees named herein and with  
their heirs and assigns that it is lawfully seized of said premises; that it is  
free from incumbrance and that the said grantor has good right and lawful  
authority to sell the same, and that it will and its successors and assigns shall  
Warrant only against all acts of itself and its successors and assigns, and by  
these presents forever Defend the same unto the grantee named herein and unto



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their heirs and assigns and forever against the lawful claim of all persons  
whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed  
its name and affixed its corporate seal by its Corporation Sole on this 20th  
day of August, A.D., 1965.



CORPORATION OF THE PRESIDING BISHOP  
OF THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS, a Utah Corporation sole

By John H. Vandenberg  
Corporation Sole

STATE OF UTAH

COUNTY OF SALT LAKE)

On this 20th day of August, A.D., 1965, before me  
the undersigned, a Notary Public in and for said County and State, personally  
appeared JOHN H. VANDENBERG, known to me to be the Presiding Bishop of the  
Church of Jesus Christ of Latter-day Saints, and known to me to be the Corpor-  
ation Sole of the Corporation of the Presiding Bishop of The Church of Jesus  
Christ of Latter-day Saints, who executed the within instrument on behalf of  
the Corporation therein named and acknowledged to me that such corporation  
executed the same.

WITNESS my hand and official seal.

Virginia B. Selfrey  
Notary Public in and for said County & State

My Commission Expires:

April 7, 1967

STATE OF OREGON; COUNTY OF CLATSOP; ss.

Filed for record at request of Canyon Title Ins Co  
File 23 day of December, A.D. 1965 at 4:00 P.M., and  
duly recorded in Vol. 156 of Records on page 498

DOROTHY ROGERS, County Clerk

By Leanne M. Kirtson