

PER 15 11 25 AM 1974

KNOW ALL MEN BY THESE PRESENTS, That Nevin Cattle Company a corporation duly organized and existing under the laws of the State of California, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Thomas M. Venable and Patricia A. Venable, husband and wife, and Charles W. Biaggi and Peggy J. Biaggi, husband and wife, hereinafter called 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:

Township 37 South, Range 10 East of the Willamette Meridian

PARCEL 1	Section 14:	W $\frac{1}{2}$ SW $\frac{1}{4}$
PARCEL 2	Section 15:	NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
PARCEL 3	Section 23:	W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
PARCEL 4	Section 24:	SW $\frac{1}{4}$ SW $\frac{1}{4}$
PARCEL 5	Section 25:	W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
PARCEL 6	Section 26:	E $\frac{1}{2}$ E $\frac{1}{2}$
PARCEL 7	Section 35:	NE $\frac{1}{4}$ NE $\frac{1}{4}$
PARCEL 8	Section 36:	All

Township 37 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian
PARCEL 9 Section 32: W $\frac{1}{2}$ SE $\frac{1}{4}$

CONTINUED ON REVERSE SIDE
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except:

1. Classification of the within property as reforestation land requiring payment of yield tax when timber is cut. (Affects NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 15, Township 37 South, Range 10, East of the Willamette Meridian; Parcel 1.

2). CONTINUED ON REVERSE SIDE

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 \$300,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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

Done by order of the grantor's board of directors, with its corporate seal affixed, this 12 day of March, 19 74.

(SEAL)

By V. E. Nevin President
By Carrie Nevin Secretary

STATE OF OREGON, County of Klamath) ss: March 12, 19 74
Personally appeared V. E. Nevin and Carrie Nevin
who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Nevin Cattle Company, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Robert J. Hamilton
Notary Public for Oregon
My commission expires: July 26, 1975

NOTE--The sentence between the symbols, @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION		STATE OF OREGON	
TO		County of _____ ss.	
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.	
AFTER RECORDING RETURN TO		By _____ Title _____	
No. <u>Federal Land Bank</u>		Deputy _____	
<u>900 Kamath Avenue</u>			
<u>City</u>			

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Until a change is requested, all tax statements shall be sent to the following address: Romas M. Venable Dairy, OR.

DESCRIPTION CONTINUED FROM FRONT SIDE OF THIS DEED:

Township 38 South, Range 10 East of the Willamette Meridian
 PARCEL 10 Section 12: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian
 PARCEL 11 Section 6: Government Lots 4, 5, 6 and 7, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 12 Section 7: Government Lots 1, 2, 3 and 4, W $\frac{1}{2}$ E $\frac{1}{2}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$

PARCEL 13 Section 8: W $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL 14 Section 17: W $\frac{1}{2}$

PARCEL 15 Section 18: Government Lots 1 and 2, NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$

PARCEL 16 Section 20: SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 17 Section 21: S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 18 Section 27: S $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$. EXCEPTING THEREFROM that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ conveyed to Oregon-California & Eastern Railway Co. by deed recorded November 4, 1927 in Book 79 at page 56.

PARCEL 19 Section 28: N $\frac{1}{2}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$

PARCEL 20 Section 29: NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$

PARCEL 21 Section 32: NE $\frac{1}{4}$ NW $\frac{1}{4}$

ENCUMBRANCES CONTINUED FROM FRONT SIDE OF DEED

2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District.
4. Right of way for pole line, including the terms and provisions thereof, given by Herman Schmor, a single man, to The California Oregon Power Company, a California corporation, dated April 23, 1951, recorded May 29, 1951 in Deed Volume 247 at page 438, Records of Klamath County, Oregon. (Covers SE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian. Affects Parcel 15.)
5. Right of way for transmission line, including the terms and provisions thereof, given by L. M. Hankins et al, to The California Oregon Power Company, a California corporation, dated April 23, 1951, recorded May 29, 1951 in Deed Volume 247 at page 444, Records of Klamath County, Oregon. (Affects Parcels 10, 12 and 15.)
6. Right of way for transmission line, including the terms and provisions thereof, given by L. M. Hankins et al, to The California Oregon Power Company, a California corporation, dated September 15, 1952, recorded October 17, 1952 in Deed Volume 257 at page 265. A correction of said right of way was recorded February 11, 1953 in Volume 259 at page 195 for correction of the description. (Affects parcels 11 and 12.)
7. Right of way for transmission line, including the terms and provisions thereof, given by Henry Schmor and Lizzie M. Schmor, husband and wife, to The California Oregon Power Company, a California corporation, dated January 6, 1953, recorded January 9, 1953, in Deed Volume 258 at page 496, Records of Klamath County, Oregon. (Covers SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian. Parcel 12.)

3440

Page 3 - WARRANTY DEED between Nevin Cattle Company, a California corporation, as grantor, and Thomas M. Venable and Patricia A. Venable, husband and wife, and Charles W. Biaggi and Peggy J. Biaggi, husband and wife, as grantees, dated March 12, 1974.

ENCUMBRANCES CONTINUED FROM BACK SIDE OF SAID DEED

8. Right of way for transmission line, including the terms and provisions thereof, given by L. M. Hankins et al, to The California Oregon Power Company, a California corporation, dated April 18, 1953, recorded April 23, 1953 in Deed Volume 260 at page 269, Records of Klamath County, Oregon. (Covers NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 38 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian. Parcel 12.)
9. Reservations and restrictions contained in patent to Lloyd L. Hankins and Lawrence M. Hankins, dated July 9, 1954, recorded July 19, 1954 in Deed Volume 268 at page 135, Records of Klamath County, Oregon. Besides the usual patent reservations, said patent contains the following language: "Excepting and reserving also the United States, pursuant to provisions of the Act of August 1, 1946 (60 stat. 755) all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine and remove the same." (Covers NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 15, Township 37 South, Range 10, and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 17, Township 38 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian. Affects Parcels 2 and 14.)
10. Road easement, including the terms and provisions thereof, given by Hankins Farms, Incorporated, an Oregon corporation, to the United States of America, dated January 31, 1961, recorded April 6, 1961 in Deed Volume 328 at page 406, Records of Klamath County, Oregon. (Affects Parcels 3, 4, 5, 6, 8, 10, 11, 12 and 15.)
11. Mineral reservations, conditions and restrictions imposed by Patent from United States of America, including the terms and provisions thereof, recorded February 28, 1968 in M-68 page 1661. (Affects Parcels 7, 11, 12, 13, 15 and 17.)
12. An easement created by instrument, including the terms and provisions thereof, dated September 25, 1970, recorded October 1, 1970 in Book M-70 at page 8764, Microfilm Records, in favor of Pacific Power & Light Co., for powerline over NE $\frac{1}{4}$ Section 12, Township 38 South, Range 10, East of the Willamette Meridian, S $\frac{1}{2}$ S $\frac{1}{2}$, W $\frac{1}{2}$ W $\frac{1}{2}$, Section 7, and W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 6, Township 38 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian. (Affects Parcels 10, 11 and 12.)
13. An easement created by instrument, including the terms and provisions thereof, dated July 13, 1938, recorded September 29, 1938, in Book 117 at page 593, Deed Records, in favor of Emil and Lena Flackus for right of way across SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 27, Township 38 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian. (Affects Parcel 18.)
14. An easement created by instrument, including the terms and provisions thereof, dated November 1, 1960, recorded November 21, 1960, in Book 325 at page 414, Deed Records, in favor of Pacific Gas Transmission Co., for pipeline right of way over SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 27, Township 38 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian. (Affects Parcel 18.)

CONTINUATION OF ENCUMBRANCES

15. Subject to the levies and assessments of the Pine Flat District Improvement Company. (Affects Parcels 11, 16, 20 and 21.)
16. An easement created by instrument, including the terms and provisions thereof, dated January 25, 1973, recorded January 26, 1973, in Book M-73 at page 971, Microfilm Records, in favor of Pine Flat District Improvement Company for right of way across NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 32, Township 38 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian. (Covers additional property.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 15th day of March A.D. 1974 at 11:25 AM, and
 duly recorded in Vol. M-74, of Deeds on Page 3438

Wm. D. MILNE, County Clerk

By *Max Lindsay*
 fee 8.00

MAR 15 11 25 AM 1974

MAR 15 3 30 PM 1974