

87672

Vol. ^m74 Page

4522

WARRANTY DEED

SHIRLEY J. WILSON, Grantor conveys and warrants to
TINGLEY FARMS, INC., an Oregon corporation, the following described
real property, free of all encumbrances, except as specifically
set forth herein:

The NE 1/4, NW 1/4 of SE 1/4, S 1/2 of NW 1/4,
N 1/2 of SW 1/4 of Section 5, Township 40 South
Range 9 East of the Willamette Meridian, EXCEPT
a tract of land situated in the NE 1/4 of Section
5, Township 40 South, Range 9 East of the Willa-
mette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North
one-quarter corner of said Section 5, which point
is on the centerline of the Old Midland County Road;
thence South along an old existing fence line and
fence line extended (said line being the one-quarter
section line as described in Deed Volume 326 at page
411 of Klamath County Deed Records) a distance of
1363 feet to an old fence post; thence South 88°41'
42" East (East by said Deed Record) 465.00 feet to
a one-half inch iron pipe; thence North 71°52'00"
West 303.76 feet to a steel fence post; thence North
52°33'00" East 237.03 feet to a steel fence post;
thence North 25°14'00" West 143.78 feet to a steel
fence post; thence North 18°26'00" East 192.44 feet
to a steel fence post; thence North 28°03'00" East
472.17 feet to a steel fence post; thence North 47°
49'00" East 463.30 feet to a steel fence post; thence
continuing North 47°49'00" East 151.09 feet to a 1/2
inch iron pin in the centerline of said County Road;
thence South 89°36'55" West (West by said Deed Record)
a distance of 948.31 feet to the point of beginning.

The bearing of the above described tract of land are
based on the said one-quarter section line as being
South.

ALSO EXCEPTING the S 1/2 NE 1/4 NE 1/4 and the N 1/2
SE 1/4 NE 1/4 of Section 5, Township 40 South, Range
9 East of the Willamette Meridian.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;

2. The assessment roll and the tax roll disclose that
the within described premises were specially assessed as farm use.
If the land becomes disqualified for the special assessment under
the statute, an additional tax may be levied for the last five or
lesser number of years in which the land was subject to the special
land use assessment.

WARRANTY DEED, PAGE ONE.

4523

Note: The forthcoming purchaser has 60 days after the transfer of ownership within which to re-apply for the above deferral.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District;

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District."

5. Easement and right of way, including the terms and provisions thereof, given by H. H. Folsom, a single man, to the Pacific Power & Light Company, dated May 9, 1944, recorded May 22, 1944, in Volume 165 at page 233.

7. Perpetual easement to operate and maintain a drain as now constructed, executed by H. H. Folsom, a single man, to the United States of America, dated June 22, 1931, recorded June 23, 1931, in Volume 95 at page 482.

8. Perpetual easement, including the terms and provisions thereof, executed by H. H. Folsom, unmarried to the United States of America, dated April 30, 1931, recorded May 8, 1931, in Volume 95 at page 225.

9. Reservations of an easement to take water from pond for irrigation and livestock watering purposes and easement for ingress and egress to said pond as reserved by George DeWoody Massey, et ux., in the deed recorded November 1, 1966 in M-66 at page 11457, Deed records.

The true and actual consideration paid for this conveyance is \$140,000.00-----.

WITNESS Grantor's hand this 4th day of April, 1974.

Shirley J. Wilson

STATE OF OREGON)
County of Klamath) ss.

Personally appeared SHIRLEY J. WILSON and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Shirley J. Wilson
Notary Public for Oregon
My Commission Expires: 11/25/76

Unless a change is requested all tax statements shall be sent to the following address:

*Singley Farms, Inc.
433 Main St City 97601*

WARRANTY DEED. PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.
this 12th day of April A.D., 1974 at 11:41 o'clock A.M., and duly recorded in
Vol. M74 of Deeds on Page 4522

Fee \$4.00
WM. D. MENE, County Clerk
By *Lucia Antula* Deputy