

KNOW ALL MEN BY THESE PRESENTS, That Greta Mae Liudahl

Robert L.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robinson and Margaret R. Robinson, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:

PARCEL 1: W $\frac{1}{2}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Less the North 6.66 chains thereof, in Section 32, Township 39 South, Range 12, E.W.M. All that portion of Lots 1, 2, 3 and 4 lying Northerly of the Langell Valley Market Road, EXCEPTING therefrom the following described parcel of land: Beginning at the Northeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  (also described as Lot 1) of Section 5; thence West 1090.3 feet; thence South 27°57' East 104 feet; thence South 41°27' East 319 feet; thence South 18°59' East 528.7 feet; thence South 0°01' West 482 feet, more or less, to the South boundary line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 5; thence East 662 feet, more or less, to the Southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 5; thence North 1,316 feet, more or less, to the point of beginning, being in Section 5, Township 40 South, Range 13, E.W.M.

CONTINUED ON REVERSE

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...

SEE REVERSE

grantor will warrant and forever defend the said 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 \$ 167,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of July, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
July 28, 1976

Personally appeared the above named  
Greta Mae Liudahl

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

Before me: *Benny Stapp*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 4/11/78

STATE OF OREGON, County of } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

\_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ 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: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Federal Land Bank  
900 Klamath Ave.  
City

Until a change is requested all tax statements shall be sent to the following address:  
Mr. and Mrs. Robert L. Robinson

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

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 file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of \_\_\_\_\_ County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

PROPERTY DESCRIPTION CONTINUED:

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SAVING AND EXCEPTING from the above described property portions thereof conveyed to the United States of America for ditches and laterals.

PARCEL 2: SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Northwest of Langell Valley Irrigation District Drainage Ditch; and all of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  lying Westerly of Lost River, in Section 32, Township 39 South, Range 12 E.W.M.

EXCEPTIONS:

1. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads and highways.
3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.
4. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.
5. Reservations and restrictions in deed from the State of Oregon, to B. A. Washburn, dated February 26, 1908, recorded October 19, 1918 in Deed Volume 49, page 492, records of Klamath County, Oregon, as follows: "Subject, however, to right of way for ditches, canals and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of United States or otherwise which right of way is hereby expressly reserved." Affects Section 32.
6. Reservations and restrictions in deed from F. L. Weaver and Elsie H. Weaver, husband and wife, to Harry R. Frazier and Bessie M. Frazier, husband and wife, dated March 23, 1945, recorded March 26, 1945, in Deed Volume 174, page 405, records of Klamath County, Oregon, as follows: "Reserves to grantors, all oil, gas and mineral rights in, on or under said land." Affects Section 32.
7. Agreement for drain ditch, including the terms and provisions thereof, between Claude H. Brown and Eva M. Brown, first party and J. Henry Thomas, second party, dated August 9, 1946, recorded August 16, 1946, in Deed Volume 194, page 133, records of Klamath County, Oregon. Affects Section 32.
8. Right of way for pole line conveyed by Keith L. Rice and Mary W. Rice, husband and wife, to The California Oregon Power Company, dated May 14, 1954, recorded May 20, 1954, in Deed Volume 267, page 102, records of Klamath County, Oregon. Across Lot 1, Section 5, Township 40, S.R. 13 E.W.M.
9. Easement for pump site and pipe lines, including the terms and provisions thereof, given by Frank L. King, Jr. and Virginia Lee King, et al., to the United States Department of the Interior, Bureau of Reclamation, dated April 29, 1968, recorded June 18, 1968, in Volume M68, page 5370, Microfilm records of Klamath County, Oregon. Affects Section 32.
10. Easement for Irrigation Distribution Canal, including the terms and provisions thereof, given by Frank L. King, Jr. and Virginia Lee King et al, to Langell Valley Irrigation District, dated April 29, 1968, recorded June 18, 1968, in Volume M68, page 5372, Microfilm records of Klamath County, Oregon. Affects Section 32.

CONTINUED ON ATTACHED EXHIBIT A

EXHIBIT A - WARRANTY DEED

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RESERVATIONS CONTINUED

11. Reservations and restrictions in deed from Eugene Aiello to Robert D. Liudahl and Greta M. Liudahl, husband and wife, dated November 2, 1973, recorded December 4, 1973, in Volume M73, page 15673, Micro-film records of Klamath County, Oregon, as follows: "...the said grantor hereby reserves unto grantor the rights to all oil, petroleum, gas, asphaltum and other minerals, gaseous, liquid and solid, including, but not limited to, geothermal rights in and under the above described real property." Affects Section 32.

IT IS HEREBY ACKNOWLEDGED between the parties hereto that the above described premises are presently assessed as farm land and therefore entitled to farm use tax assessment. It is hereby agreed that in the event, from the date of this deed, said property shall at any time no longer be assessed as farm use land, that grantee shall be responsible for any penalties or increase in the back taxes which shall become due as a result of said land no longer being assessed as farm use property.

Return: Federal Land Bank  
900 Klamath Ave.  
City

Tax Statements: Mr. and Mrs. Robert Robinson  
Rt.1, Box 141  
Bonanza, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
duly recorded in Vol. M 76 of deeds on Page 11641  
this 29 day of July A.D. 1976 at 4:36 o'clock P.M.  
for record at request of Klamath County Title  
9.00  
By Wm D. MILNE, County Clerk  
Hazel Draper