

38-11859-5

25691

WARRANTY DEED

Vol. 77 Page

2989

THIS INDENTURE, Made the 1st day of February, 1977, betweenH.A. SEARLES, and DELOS E. ROBBINS,
also known as Herb A. Searlesof Missoula, Montana parties of the FIRST PART and JOHN RICHARDS, IV. and
Elizabeth M. Richards, husband and wife of San Jose, California, the part Y of the SECOND PART,WITNESSETH: That the said part ies of the FIRST PART, for and in consideration of the sum ofTen Dollars (\$ 10.00) lawful money of the United States of America to themin hand paid by said part Y of the SECOND PART, the receipt whereof is hereby acknowledged, do by these presents grant,
successors
bargain, sell, convey, warrant and confirm unto the said part Y of the SECOND PART, and to his heirs and assigns forever,
Oregonthe hereinafter described real estate situated in the County of Klamath, State of Oregon, to-wit:See Exhibit "A" attached hereto and by this reference made a
part hereof.The true and actual consideration paid for this transfer, stated in
terms of dollars, is \$887,500.00.
However, the actual consideration consists of or includes other
property or value given or promised which is part of the consideration.

Until further notice, send tax statements to:

John Richards IV
4015 Higuera Road
San Jose, CA 95122TOGETHER with all and singular the hereinbefore described premises together with all tenements, hereditaments, and appur-
tenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues
and profits thereof, and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and de-
mand whatsoever, as well in law as in equity, of the said part ies of the FIRST PART, of, in or to the said premises, and every part
and parcel thereof, with the appurtenances thereto belonging. TO HAVE AND TO HOLD, all and singular the above mentioned
and described premises unto the said part Y of the SECOND PART, and to his heirs and assigns forever.And the said part ies of the FIRST PART, and their heirs, do hereby covenant that they will forever WARRANT and
DEFEND all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said
part Y of the SECOND PART, his successors and assigns, against all acts and deeds of the said parties of the FIRST PART, and
all and every person and persons whomsoever lawfully claiming or to claim the same.IN WITNESS WHEREOF, the said part ies of the FIRST PART have hereunto set their hands and seal the day
and year first hereinbefore written.*H.A. Searles*
by Karl R. Karlberg his attorney in fact (SEAL)
Delos E. Robbins by Karl R. Karlberg
his attorney in fact (SEAL)STATE OF MONTANA
County of Missoula ss.On this 1st day of February, 1977, before me the undersigned
a Notary Public for the State of Montana, personally appeared KARL R. KARLBERGknown to me (or proved to me on oath of Delos E. Robbins) to be the person
who subscribed to the within instrument and acknowledged to me that he subscribed the name of Delos E. Robbins thereto as principal and his own as
attorney in fact.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.*Ranac Harris*
Notary Public for the State of Montana
Residing at Missoula, MT 59801
My Commission expires July 16, 1979 xxx

Delanoys

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STATE OF MONTANA)
County of Missoula) ss.

On this 31st day of January, 1977, before me,
RaNae Harris, a Notary Public for the State of Montana, personally
appeared Karl R. Karlberg, known to me to be the person whose name
is subscribed to the within instrument as the attorney in fact of
H.A. Searles and acknowledged to me that he subscribed the name of
H.A. Searles thereto as principal and his own name as attorney in
fact.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal the day and year first above written.



RaNa Harris
Notary Public for the State of
Montana. Residing at Missoula,
Montana. My Commission expires:
July 16, 1979.

PARCEL 1

The following-described real property in Klamath County, Oregon:

In Township 40 South, Range 14 East of the Willamette Meridian:

Section 17: The W 1/2 SW 1/4

Section 18: That portion of the E 1/2 SE 1/4 lying East of the County Road

Section 19: That portion of the E 1/2 E 1/2 lying East of the County Road

Section 20: The NW 1/4 and the S 1/2 EXCEPT that portion lying Westerly and Southwesterly of the County Road.

Section 28: The W 1/2 and the SW 1/4 SE 1/4 EXCEPT the portion described in Deed Volume 275 at page 473.

Section 29: The N 1/2, the NE 1/4 SW 1/4 and the SE 1/4 EXCEPT portion described in Deed Volume 275 at page 473.

Section 32: The NE 1/4 EXCEPT portion described in Deed Volume 275 at page 473.

Section 33: The W 1/2 and the W 1/2 E 1/2 EXCEPT portion described in Deed Volume 275 at page 473.

In Township 41 South, Range 14 East of the Willamette Meridian:

Section 3: All EXCEPT Government Lot 1.

Section 4: All EXCEPT that portion lying South of the County Road.

Section 5: Government Lot 1, the SE 1/4 NE 1/4.

Section 9: The N 1/2 NE 1/4 EXCEPT that portion lying South of the County Road.

Section 10: The N 1/2 NW 1/4 EXCEPT that portion South of the County Road.

PARCEL 2

In Township 40 South, Range 14 East of the Willamette Meridian:

Section 33: The E 1/2 SE 1/4.

Section 34: The SW 1/4 SW 1/4

In Township 41 South, Range 14 East of the Willamette Meridian:

Section 3: Government Lot 1.

(continued on next page)

The foregoing is subject to the following exceptions:

1. Rights of the public in and to any portion of said premises, lying within the limits of roads and highways.
2. Right of way, including the terms and provisions thereof, granted to the California Oregon Power Company, a corporation, recorded August 28, 1940, in Deed Volume 131 at page 443, Records of Klamath County, Oregon. (Affects a 10 foot strip in the SE 1/4 SE 1/4 of Section 18, Township 40 South, Range 14 EWM.)
3. Right-of-way, including the terms and provisions thereof, granted to the California Oregon Power Company, a corporation, recorded October 26, 1946, in Deed Volume 107 at page 417. (Affects NE 1/4 NE 1/4 Easterly of County Road in Sec. 19, T40S, R 14EWM and NW 1/4 of Sec. 20, T40S., R14EWM.)
4. Right-of-way, including the terms and provisions thereof, granted to The California Oregon Power Company, a corporation, recorded August 28, 1940, in Deed Volume 131 at page 447. (Affects NW 1/4 NW 1/4 of Sec. 29, T40S., R14EWM.)
5. Right-of-way, including the terms and provisions thereof, granted to The California Oregon Power Company, a corporation, recorded January 29, 1957, in Deed Volume 289 at page 380. (Affects NE 1/4 SW 1/4 Northeasterly of County Road in Sec. 29, T40S., R14EWM.)
6. Right-of-way, including the terms and provisions thereof, granted to Klamath County, recorded June 19, 1936 in Deed Volume 106 at page 488. (Covers 60 feet for road purposes in Sec. 18, T40S., R14EWM.)
7. Easement, including the terms and provisions thereof, granted to Willow Valley Irrigation District, recorded June 23, 1955, in Deed Volume 275 at page 305. (Affects N 1/2 SW 1/4 in Sec. 28, SE 1/4 in Sec. 29, N 1/2 NE 1/4 in Sec. 32 All in Twp. 40 S., R 14 EWM.)
8. Easement, including the terms and provisions thereof, granted to W. D. Campbell, recorded June 9, 1955, in Deed Volume 275 at page 107. (Affects the center of Sec. 32 to the East line of the W 1/2 of Sec. 33, Twp. 40 S., R 14 EWM.)
9. Reservations, including the terms and provisions thereof, as set forth in Patent from United States of America to Lloyd Gift, dated June 7, 1962, recorded June 21, 1962, in Deed Volume 338 at page 328, as follows: "Excepting and reserving, also the United States all the oil and gas in the lands so patented and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914, (39 Stat. 509)". (Affects Sec. 3, 4, & 9, Twp 41 S., R 14 EWM.)
10. Right-of-way, including the terms and provisions thereof, from Lloyd Gift, et ux., to Pacific Power and Light Company, recorded December 20, 1962, in Deed Volume 342 at page 136. (Affects E 1/2 SE 1/4 of Sec. 18, Twp. 40 S., R 14 EWM.)

Continued on Page 3

Exhibit "A" Page Three

11. Easement, including the terms and provisions thereof, granted to W.D. Campbell, recorded June 9, 1955, in Deed Volume 275 at page 106. (Affects the W 1/2 NW 1/4 of Sec. 29, Twp. 40 S., R 14 EWM.)

12. Reservations, including the terms and provisions thereof, from United States of America, to Lloyd Gift and Bobbette Gift, husband and wife, recorded April 1, 1955, in Deed Volume 273 at page 384, as follows: "Also excepting from this conveyance that certain range improvement Project No. CCC-2, Yokum Valley Truck Trail, and all appurtenances thereof, constructed by the United States, through, over or upon the land herein described, and the right of the United States, its officers, agents or employees to maintain, operate, repair or improve the same so long as needed or used for or by the United States." (Affects Sec. 3, 4, and 10, Twp 41 S., R 14 EWM.)

13. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$420,000.00

Dated: January 12, 1973
 Recorded: January 17, 1973 Book M-73 Page 625
 Mortgagor: Frederick W. Hyde and Elizabeth H. Hyde, husband and wife
 Mortgagee: The Federal Land Bank of Spokane, a corporation.

14. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Willow Valley Irrigation District.

15. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

16. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.

Filed for record at request of TRANSAMERICA TITLE COMPANY
 this 18 day of February A. D. 1977 at 4:21 o'clock P. M.
 duly recorded in Vol. M 77 of Deeds on Page 2989

Fee \$15.00

W. D. MILNE, County Clerk
 By Hazel Drayton

Return: J/A - Susan