

RECORDING REQUESTED BY

RICHARD R. SUTHERLAND, ESQ.
35036

AND WHEN RECORDED MAIL TO

Vol. 77 Page 16154

Name Richard R. Sutherland
Street Address 701 No. 1st St., #200
City & State San Jose, CA 95112

MAIL TAX STATEMENTS TO

Name John Richards IV
Street Address 2324 Montpelier Drive
City & State San Jose, CA 95116

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

TO 1922 CA (1-75)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN RICHARDS IV and ELIZABETH M. RICHARDS

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

JOHN RICHARDS IV & ELIZABETH M. RICHARDS, husband and wife, as tenants in common as to an undivided 90% interest and ERNIE TOSTI & TAMMY TOSTI, husband and wife, as tenants in common as to an undivided 10% interest the following described real property in the County of KLAMATH State of ~~OREGON~~ OREGON:

DESCRIPTION.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

Dated February 16, 1977

John Richards IV
JOHN RICHARDS IV

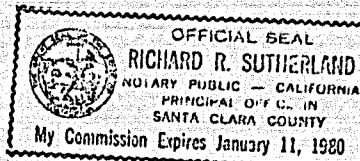
STATE OF CALIFORNIA }
COUNTY OF Santa Clara } ss.

On February 16, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN RICHARDS IV & ELIZABETH M. RICHARDS

Elizabeth M. Richards
ELIZABETH M. RICHARDS

known to me to be the person S whose name S subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

77 AUG 31 PM 4 18

Exhibit "A"

16155

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.

Filed for record: ~~xxxxxx~~

this 31st day of AUGUST A.D. 1977 at 4:18 o'clock PM, at

duly recorded in Vol. M-77, of DEEDS on Page 16154

FEE \$ 12.00

Wm D. MILNE, County Clerk

Hazel Drayton