Örder No. Escrow No. Loan No.

ы.**ў**.

WHEN RECORDED MAIL TO: RICHARD R. SUTHERLAND, ESQ. 701 N. 1st St., #200 San Jose, Ca. 95112

48148

<u>, 1473</u>

MAIL TAX STATEMENTS TO:

John Richards Iv 2324 Montpelier Drive San Jose, CA 95116 SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE

Signature of Declarant or Agent determining tax - Firm Name

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ERNIE TOSTI & TAMMY TOSTI

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to JOHN RICHARDS IV and ELIZABETH M. RICHARDS

the real property in the City of County of Klamath

Oregon , State of Cartonia, described as

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

| | On February 16, 1977 Defore me, the undersigned, a Noizery Public in and for said State, personally appeared ERNIE TOSTI & TAMMY TOSTI known to me to be the person S whose name S subscribed to the within instrument and acknowledged that <u>they</u> executed the same WITNESS my bend and officiel seal. | CINIC CAL. ERNIE TOSTI TAMMY TOSTI OFFICIAL BEAL RICHARD R. SUTHERLAND NOTARY PUBLIC - CALIFORNIA PRINCIPAL OFFICE UN SANTA CLARA COUNTY By COMMINSION EXPIRE AMOUNT 11. 1580 | |
|------------|--|---|--------------|
| y v | Signature | (This area for official notarial seel) | 1085 (10/69) |

Exhibit "A"

9941

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 That portion of the E 1/2 SE 1/4 lying East of the County Section 18: Section 19: That portion of the E 1/2 E 1/2 lying East of the County The NW 1/4 and the S 1/2 EXCEPT that portion lying Westerly and Southwesterly of the County Road. Section 20 Section 28: The W 1/2 and the SW 1/4 SE 1/4 EXCEPT the portion des-cribed in Deed Volume 275 at page 473. 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 29: 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 1/2E 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 Section 10: The N 1/2 NW 1/4 EXCEPT that portion South of the 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)

Exhibit "A" Page 2

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 1/4SE 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/ 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

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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 Bobbiette 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 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

D

| Dated: Recorded: | January 12, 1973 |
|---------------------|--|
| Mortgagor: | |
| Mortgagee: | Frederick W. Hyde and Elizabeth H. Hyde, husband and wif 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 Irri-

As dislcosed by the assessment and tax roll, the premises herein 15. have been specially assessed for farm use. If the land becomes dis-qualified 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.

ATE OF OREGON; COUNTY OF KLAMATH; 35.

his 15th day of May ___A. D. 1978_ at 8:59 clock AM., and

iuly recorded in Vol. __M78___, of _Deeds_

... on Page<u>9940</u> WE D. MILNE, County Clark fee: \$12.00 By Desnetha & Letoch