

56100

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WARRANTY DEED

A-30002

HILLEN RANCH, LIMITED, a California limited partnership, Grantor conveys and warrants to RICHARD J. JORGENSEN and ERNA D. JORGENSEN, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Township 39 South, Range 12 East, Willamette Meridian

Section 6: E 1/2 SW 1/4, NW 1/4 SE 1/4

Section 7: Lots 1, 2, 3, 4, E 1/2 NW 1/4, E 1/2 SW 1/4
S 1/2 SE 1/4

Section 17: W 1/2 NW 1/4 and that portion of the NE 1/4 NW 1/4 lying West and North of the Horsefly Irrigation District Canal.

Section 18: Lot 1, E 1/2 NW 1/4, NE 1/4, NE 1/4 SE 1/4, and all those portions of Lots 2 and 3 and the NE 1/4 SW 1/4, NW 1/4 SE 1/4, AND SE 1/4 SE 1/4 lying North of Lost River.

SUBJECT TO:

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

2. Taxes for 1978-79 are now a lien, but not yet payable. 1978 mobile home taxes are a lien, but not yet payable;

3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

4. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.

5. Liens and assessments of Klamath Project and Horsefly Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.

6. Any unpaid charges or assessments of Horsefly Irrigation District.

7. 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.

8. Reservations and restrictions contained in deed from H. L. Sparretorn to Charles Gates, recorded July 25, 1918, Vol. 48, page 541, Deed Records of Klamath County, Oregon, as follows: "Reserving 5% of all the oil and minerals found to exist on said lands to my heirs and assigns." Affects Lots 3 and 4 and E 1/2 NW 1/4 E 1/2 SW 1/4, Section 7, Lots 1, 2, E 1/4 NW 1/4, NE 1/4 SW 1/4, Section 18, SE 1/4 SW 1/4, Section 6.

9. Right of way, including the terms and provisions thereof, given by C. M. Haley, a single man, Cecil C. Haley and Velda Haley, his wife, to The California Oregon Power Company, a California corporation, dated November 22, 1939, recorded January 18, 1940, Vol. 126, page 456, Deed Records of Klamath County, Oregon. Affects SW 1/4 Section 7 and NW 1/4 NW 1/4 Section 18.

10. Right of way, including the terms and provisions thereof, given by L. L. Truax and L. L. Truax, as guardian of Lida A. Truax, to The California Oregon Power Company, A California corporation, dated October 6, 1942, recorded October 24, 1942, Vol. 150, page 513, Deed Records of Klamath County, Oregon. Affects Lot 3 Section 18.

11. Right of way for transmission line, including the terms and provisions thereof, given by Cecil C. Haley and Velda Haley, husband and wife, to the California Oregon Power Company, a California corporation, dated March 22, 1954, recorded April 7, 1954, Vol. 266, page 277, Deed Records of Klamath County, Oregon. Affects Lot 3 lying North and East of Lost River and NE 1/4 SE 1/4 Section 18.

12. Right of way for transmission line, including the terms and provisions thereof, given by Cecil C. Haley and Velda Haley, his wife, to The California Oregon Power Company, a California corporation, dated July 22, 1954, recorded July 26, 1954, Vol. 268, page 242, Deed Records of Klamath County, Oregon. Affects Lot 4 Section 7 and Lot 1 Section 18.

13. Mortgage, including the terms and provisions thereof, given by Hillen Ranch, LTD., a California limited partnership, to the Travelers Indemnity Company, a corporation, recorded January 20, 1977, Vol. M77, page 1146, Mortgage records of Klamath County, Oregon, to secure the payment of \$375,000.00, which said Mortgage Grantees agree to assume and pay holding Grantor harmless therefrom.

14. Financing Statement filed January 20, 1977, in the office of the County Clerk of Klamath County, Oregon, indicating a security agreement wherein Hillen Ranch, LTD, a California limited partnership, is debtor, and The Travelers Indemnity Co. Real Estate Investment Dept. is secured party and relating to irrigation equipment including buried mainline.

The true and actual consideration paid for this conveyance is \$695,000.00.

WITNESS Grantor's hand this 3 day of October, 1978.

HILLEN RANCH, LIMITED, a California limited partnership

by:

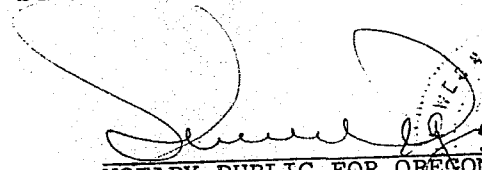
JON R. HILLEN
JON R. HILLEN, a general partner

STATE OF OREGON)
) ss.
County of Klamath)

22099

Personally appeared JON R. HILLEN, a general partner
of HILLEN RANCH, LIMITED, a California limited partnership, and
acknowledged the foregoing to be his voluntary act and deed.

BEFORE ME:


NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-5-79

Unless a change is requested
all tax statements shall be
sent to: Richard Jorgensen
Rt 1 Box 822
Bonanza 97623

AFTER RECORDING RETURN TO:

Same as above

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
on 4th day of October A. D. 1978 at 12:01 P M., and
fully recorded in Vol. M78, of Deeds on Page 22097

Fee \$9.00

W. D. MILNE, County Clerk
By Bernetha Schelsch