

Until a change is requested, all tax statements shall be sent to the following address: Fort Bidwell Cattle Production Co.

Return to:
65195

PO Box 357 Buellton, Ca 97427

K-31525

WARRANTY DEED

Vol. ^m 79 Page **7734**

RICHARD G. GARNER, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto FORT BIDWELL CATTLE PRODUCTION CO., a corporation, hereinafter referred to as Grantee, its heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

PARCEL 2:

Township 38 South, Range 11½ E.W.M.
Section 9: S½NE¼, NE¼SE¼

PARCEL 3:

Township 38 South, Range 11½ E.W.M.
Section 10: S½NW¼, NW¼SW¼, E½SW¼, SE¼

SUBJECT TO: (1) The assessment roll and tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-1979 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.

(2) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

(3) Rights of the public in and to any portion of said premises lying within the limits of any road or highway.

(4) Mortgage, including the terms and provisions thereof, given by Richard G. Garner and Betty Marie Garner, husband and wife, th The Federal Land Bank of Spokane, a corporation, dated April 18, 1973, recorded April 25, 1973, Volume M73, page 4926, Mortgage Records of Klamath County, Oregon, to secure the payment of \$35,000.00. (Affects Parcels 2 and 3)

(5) Mortgage, including the terms and provisions thereof, given by Richard G. Garner and Betty M. Garner, husband and wife, to The Federal Land Bank of Spokane, a corporation, dated February 1, 1978, recorded February 9, 1978, Volume M78, page 2421, Mortgage Records of Klamath County, Oregon, to secure the payment of \$86,000.00. (Affects Parcels 2 and 3)

to have and to hold the same unto Grantee, its heirs, successors and assigns forever.

79 APR 9 PM 2 00

Grantor hereby covenants to and with said Grantee, its heirs, successors and assigns, that he is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted 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 whole consideration consists of other property.

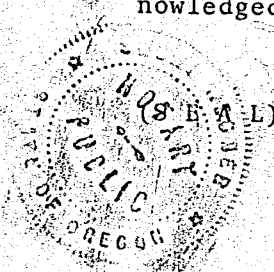
IN WITNESS WHEREOF, the Grantor has executed this instrument this 9 day of March, 1979.

Richard G. Garner

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 9 day of March, 1979, personally appeared the above-named RICHARD G. GARNER, and acknowledged the foregoing instrument to be his voluntary act and deed.

Scumley
Notary Public for Oregon
My Commission Expires: 8-5-79



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 9th day of April A. D. 1979 at 2:00 o'clock P. M., and duly recorded in Vol. M79, of Deeds on Page. 7734

Wm D. MILNE, County Clerk

By *Bernetha J. Hetsch*

Fee \$6.00