

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

Return to:

65196

P.O. Box 357, Buellton, Ca 97427

Vol. 79 Page 7736

K-31525-24

WARRANTY DEED

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 1:

Township 38 South, Range 11, E.W.M.
Section 19: Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) EXCEPTING the following described premises thereof, to-wit: Commencing on the East line of Lot 1, Section 19, Township 38 South, Range 11 E.W.M., at a point South 00° 28' West 515.42 feet from the Northeast corner of said Lot 1, and running South 00° 28' West along said East line a distance of 104.36 feet; thence North 89° 32' West 104.36 feet to a point; thence North 00° 28' East 104.36 feet to a point; thence South 89° 32' East 104.36 feet to the point of beginning. ALSO EXCEPTING Easterly 30 feet of said Lot 1, Section 19, Township 38 South, Range 11 E.W.M., extending from the North boundary to the South boundary of said lot; and ALSO EXCEPTING the following described real property: Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89° 32' East along the North line of said Section 19 a distance of 1031.24 feet to the true point of beginning of this description; thence South 0° 28' West at right angles to the North line of said Section 19 a distance of 30.00 feet to a 1/2 inch iron pin on the South right of way line of the County Road; thence continuing South 0° 28' West a distance of 260.40 feet to a 1/2 inch iron pin; thence South 89° 32' East parallel with the North line of said Section 19 a distance of 150.00 feet to a 1/2 inch iron pin; thence North 0° 28' East a distance of 260.40 feet to a 1/2 inch iron pin on the South line of said County Road; thence continuing North 0° 28' East a distance of 30.00 feet to the North line of said Section 19; thence North 89° 32' West along the North line of said Section 19 a distance of 150 feet to the true point of beginning. The above described tract of land includes a 30 foot strip of land in the county road right of way along the North 30 feet thereof. FURTHER ALSO EXCEPTING a tract of land situated in Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Northwest corner of said Section 19; thence South 89° 32' East along the North line of said Section 19 a distance of 1181.24 feet to the true point of beginning of this description; thence South 00° 28' West a distance of 290.40 feet; thence South 89° 32' East a distance of 135 feet,

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more or less, to the West line of that tract of land described in Deed Volume M68, page 1820, of Klamath County Deed Records; thence Northerly along the said West line 290.40 feet to the North line of said Lot 1; thence North 89° 32' West a distance of 135 feet to the true point of beginning.

PARCEL 4:

Township 38 South, Range 11½ E.W.M.
Section 24: E½NW¼, NE¼, E½SE¼

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 long exists.

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

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

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

(5) Right of way, including the terms and provisions thereof, given by Jacob and Ada Rueck to the Horsefly Irrigation District for ditch and canal purposes dated April 1, 1918, recorded May 29, 1918, Volume 49, page 222, Deed Records of Klamath County, Oregon. (Affects Parcel 4)

(6) Assignment of interest in oil, including the terms and provisions thereof, given by Jacob Rueck and Ada D. Rueck to E. H. Peterson and John T. Evans dated July 18, 1928, recorded August 24, 1928, Volume 82, page 177, Deed Records of Klamath County, Oregon, begin an assignment of 1/32 interest. (Affects Parcel 1)

(7) Reservations and restrictions contained in deed from Jacob Rueck and Ada D. Rueck, husband and wife, to L. N. Roney and Orilla C. Roney, husband and wife, dated November 2, 1928, recorded April 20, 1929, Volume 86, page 288, Deed Records of Klamath County, Oregon, as follows: "The grantors herein reserve 3/32 rights to all oil and mineral that may be found on said land." (Affects Parcels 1 and 4)

(8) Reservations and restrictions contained in deed from Ward Rueck to L. N. Roney and Orilla C. Roney, husband and wife, dated November 2, 1928, recorded April 20, 1929, Volume 86, page 287, Deed Records of Klamath County, Oregon, as follows: "Reserving to grantor 3/32 part of the oil and mineral rights." Said rights have been assigned by said Ward Rueck to E. H.

Peterson and John T. Evans by assignment dated April 1, 1929, recorded April 20, 1929, Volume 85, page 588, Deed Records of Klamath County, Oregon, assigning a 1/32 interest. (Affects Parcel 4)

(9) Reservations and restrictions contained in deed from L. N. Roney and Orilla C. Roney, husband and wife, to Bruce Dennis, dated December 2, 1929, recorded December 4, 1929, Volume 88, page 343, Deed Records of Klamath County, Oregon, as follows: "The grantors herein reserve 3/64 of the rights to all oil and minerals that may be found on said land. (Affects Parcels 1 and 4)

(10) Reservations and restrictions contained in deed from Bruce Dennis and Florence J. Dennis, his wife, to The Gray Investment Company, an Oregon corporation, dated May 1, 1930, recorded May 9, 1930, Volume 90, page 234, Deed Records of Klamath County, Oregon, as follows: "The grantors herein reserve 3/64 of the rights to all oil and minerals that may be found on said land." (Affects Parcels 1 and 4)

(11) Reservations and restrictions contained in deed from Horsefly Irrigation District, a corporation, to Carl Zanzinger, dated October 23, 1933, recorded October 24, 1933, Volume 101, page 567, Deed Records of Klamath County, Oregon, as follows: "Hereby reserve a right of way for construction of a canal through which to deliver water to lands lying adjacent and beyond the above described premises, the canal to proceed with approximately the same rate of fall as that already constructed to the above-described premises." (Affects Parcel 4)

(12) Reservations and restrictions contained in deed from Horsefly Irrigation District to Joe Smith, dated April 1935, recorded June 13, 1936, Volume 106, page 470, Deed Records of Klamath County, Oregon, as follows: "Reserving unto the grantor rights of way for all ditches and roads now constructed upon said lands." (Affects Parcel 4)

(13) Reservations and restrictions contained in deed from Joe Smith, a single man, to H. R. Lafferty and R. T. Lafferty, dated March 29, 1938, recorded April 20, 1938, Volume 115, page 238, Deed Records of Klamath County, Oregon, as follows: "It is understood and agreed between grantee and grantor that grantor Joe Smith reserves unto himself, forever, a 1/3 interest in all oil, gas or mineral rights upon or under the premises heretofore described." (Affects Parcels 1 and 4)

(14) Right of way for transmission line, including the terms and provisions thereof, given by H. T. Lafferty, et al., to The California Oregon Power Company, a California corporation, dated August 30, 1940, recorded December 26, 1940, Volume 134, page 219, Deed Records of Klamath County, Oregon. (Affects Parcel 1)

(15) Easement and right of way for sump, pump and ditch, including the terms and provisions thereof, between Leonard Ritter, et al., first parties and H. T. Lafferty, et al., second parties, dated August 20, 1940, recorded January 25, 1941, Volume 135, page 83, Deed Records of Klamath County, Oregon. (Affects Parcel 1)

(16) Right of way for pole and wire lines and other facilities, including the terms and provisions thereof, given by H. T. Lafferty, et al., to The California Oregon Power Company, a California corporation, dated May 1, 1947, recorded May 9, 1947, Volume 206, page 141, Deed Records of Klamath County, Oregon. (Affects Parcel 4)

(17) Easement for pipe lines, including the terms and provisions thereof, given by A. G. Wu and W. G. Wu to A. M. Lepley, dated June 23, 1953, recorded March 24, 1954, Volume 266, page 123, Deed Records of Klamath County, Oregon. (Affects Parcel 4)

(18) Right of way for transmission line, including the terms and provisions thereof, given by Alfred G. Wu, et al., to Pacific Gas Transmission Company, a California corporation, dated February 16, 1960, recorded April 19, 1960, Volume 320, page 376, Deed Records of Klamath County, Oregon, and amended by ratification dated March 11, 1960, recorded April 19, 1960, Volume 320, page 379, and further amended by ratification dated March 24, 1961, recorded March 24, 1961, Volume 328, page 194. Said right of way has been further established by Notice of Location dated September 18, 1961, recorded September 21, 1961, Volume 332, page 398, Deed Records of Klamath County, Oregon. (Affects Parcel 1)

(19) 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 March 16, 1972, recorded March 23, 1972, Volume M72, page 3105, Mortgage Records of Klamath County, Oregon, to secure the payment of \$65,000.00. (Affects Parcels 1 and 4)

(20) Mortgage, including the terms and provisions thereof, given by Richard G. Garner and Betty M. Garner, husband and wife, to Klamath Production Credit Association, dated February 16, 1979, recorded February 21, 1979, Volume M79, page 3957, Mortgage Records of Klamath County, Oregon, to secure the payment of \$136,000.00. (Affects Parcel 1 and a portion of Parcel 4)

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

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. 7740

The whole consideration consists of other property.

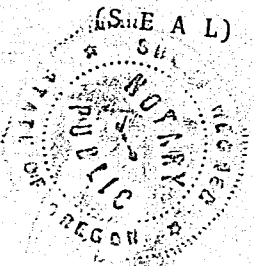
IN WITNESS WHEREOF, the Grantor has executed this instrument this 9 day of March, 1979.

[Signature]

STATE OF OREGON)
County of Klamath) ss.

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.

[Signature]
Notary Public for Oregon
My Commission Expires: 08-5-79



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., ar
tuly recorded in Vol. 479, of Deeds on Page 7736

Wm D. MILNE, County Clerk
[Signature]

Fee \$15.00