

Until a change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Don Kane, Rt 1 Box 781 Bonanza

OR 97623

After recording return to same address as above

65214

WARRANTY DEED

Vol. <sup>m</sup> 79 Page 7771

K-31526

FORT BIDWELL CATTLE PRODUCTION COMPANY, a corporation, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto DON J. KANE and VERNA B. KANE, husband and wife, hereinafter referred to as Grantees, their 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: 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 the 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 00° 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 00° 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 00° 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 00° 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 E.W.M., 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, more or less, to the West line of that tract of land described in Deed Volume M68, page 1820, Deed Records of Klamath County, Oregon; thence Northerly along the said West line 290.40 feet to the North line of said Lot 1; thence North 89° 32'

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West a distance of 135 feet to the true point of beginning. FURTHER EXCEPTING that portion described as follows: Beginning at the Northwest corner of Section 19; thence Easterly along the right of way of Klamath County Road known as Wu Road for a distance of approximately 328 feet; thence South for a distance of 300 feet; thence West a distance of 328 feet; thence North along the West section line of Section 19 a distance of 300 feet to the point of beginning.

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) 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) 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.

(6) 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."

(7) 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."

(8) 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."

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(9) 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."

(10) 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.

(11) Easement and right of way for sump, pump and ditch, including the terms and provisions thereof, between Leonard Ritter, at 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.

(12) Right of way for transmission line, including the terms and provisions thereof, given by Alfred G. Wu, et al., to Pacific Gas Transmission Company, 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.

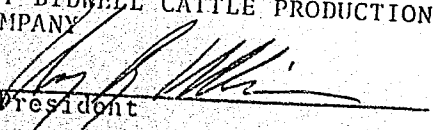
to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that it 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 true and actual consideration paid for this transfer is \$42,500.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2 day of April, 1979.

FORT BIDWELL CATTLE PRODUCTION  
COMPANY

By:   
President

By: Mariette B. Hollins 7774  
Secretary  
her attorney in fact

State of Oregon, County of Klamath) ss  
April 6th, 1979

Personally appeared Harry B. Hollins, who, being duly sworn, did say that he is the president of Fort Bidwell Cattle Production Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and acknowledged said instrument to be its voluntary act and deed.

Before me:

State of Oregon, County of Klamath  
April 6th, 1979 ) ss

[Signature]  
Notary Public for Oregon  
My commission expires 8-5-79

Personal appeared Harry B. Hollins, who being duly sworn, did say that he is the attorney in fact for Mariette B. Hollins, and that said Mariette B. Hollins is the secretary of Fort Bidwell Cattle Production Co., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Before me:

[Signature]  
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 3:28 o'clock P M., and  
fully recorded in Vol. M79, of Deeds on Page. 7771

Wm D. MILNE, County Clerk

By Bernetha M. Helsch

Fee \$12.00