

Until a change is requested, all tax statements shall be sent to the following address: Department of Veterans Affairs

Return to Warren Russell

Rt 1 Box 781

65216 Bonanza, OR 97623

K-31529

WARRANTY DEED

Vol. ^m79 Page 7777

FORT BIDWELL CATTLE PRODUCTION COMPANY, a corporation, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto WARREN L. RUSSELL and DIANE L. RUSSELL, 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: Beginning at the Northwest corner of Section 19, Township 38 South, Range 11 E.W.M.; 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.

PARCEL 2: The E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 24, Township 38 South, Range 11 $\frac{1}{2}$ E.W.M.

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) 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 2)

(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. (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,

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1928, recorded April 20, 1929, Volume 86, page 288, Deed Records of Klamath County, Oregon, as follows: "The grantors herein reserve $\frac{3}{32}$ rights to all oil and mineral that may be found on said land." (Affects Parcels 1 and 2)

(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 $\frac{3}{32}$ part of the oil and mineral rights." A $\frac{1}{32}$ interest in said rights has been assigned by the 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. (Affects Parcel 2)

(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 $\frac{3}{64}$ of the rights to all oil and minerals that may be found on said land". (Affects Parcels 1 and 2)

(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 $\frac{3}{64}$ of the rights to all oil and minerals that may be found on said land." (Affects Parcels 1 and 2)

(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 2)

(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 2)

(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 2)

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(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 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 May 1, 1947, recorded May 9, 1947, Volume 206, page 141, Deed Records of Klamath County, Oregon. (Affects Parcel 2)

(17) Easement for pipelines, including the terms and provisions thereof, given by A. G. Wu and W. G. Wu to A. M. Lenley, dated June 23, 1953, recorded March 24, 1954, Volume 266, page 123, Deed Records of Klamath County, Oregon. (Affects Parcel 2)

(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, 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)

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.

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The true and actual consideration paid for this transfer is \$165,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6 day of April, 1979.

FORT BIDWELL CATTLE PRODUCTION
COMPANY

By: [Signature]

President

Mariette B. Hollins

By: [Signature]

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. 19 79 at 3:28 o'clock P. M., and
fully recorded in Vol. M79, of Deeds on Page 7777

Wm D. MILNE, County Clerk

[Signature]

Fee \$12.00