NAME, ADDRESS, ZIP

WAIRANTY DEED (individual or Corporate). (Grantees as Tenants by Entirety) WARRANTY DEED_TENANTS BY ENTIRET VOI. 79 Page KNOW ALL MEN BY THESE PRESENTS, That Steven C. Josse and Mary A. Josse, ALSO SAVING AND EXCEPTING from the above described parcer shift byte bredend whit on son begins the grantor for the consideration hereinafter stated to the grantor paid by Merve. R. 10-7-11.

Whit on son the grantor of the consideration hereinafter stated to the grantor paid by Merve. R. 10-7-11.

Whit on son the grantor of the grantees are the contest of the survivor and their hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the decise of the survivor and their 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, to-wit: 2 130204 That part of Tracts 7, 8 and 9 lying Southwesterly of the Bonanza The Eineklof Section 150 Township 39 South Ja Rangel 11 Easts of the Willamette Township 39 South, Range II East of the Willamette Meridian, accognishing to the official plat thereof on file in the office of the County Clerk SAVING AND EXCEPTING Beginning at a point on the North line of said Section 15 at a point 531 feet West of the Northeast corner thereof; thence West along said North Line to the Northwest corner of the NEXNEX of said section thence Southealongwither West 14 nelofe said NEXNER & Cdistance of 1850 feet and to a point; thence East parallel to the North line of said sections sibire! a distance of 789 feet, more or less, to a point on the West line of parceinconveyedatoa Loste Riveri Cemetarya Association of Inco., aby deed vol. 02 JA 236, pager 57298 thence! Northealong the bwest: line Moft said parcel; too thens it at the intersection of the East line of the SWkSWk of Segminnigad The inioq (for continuationsofithisadocument) seenteversekside of athis. deed) 1 . R. 2 00 Coad: thence Westerly gold as a widness and widness and subject of the control of along the South line of Lost River to the East lineavafol angists bid sind with their And grantor hereby lcovenants tolandswithograntees and therheirs of the suzvivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances...except...as...noted... of record as not then date of the his deed and the off about the second as the contract of the that be not the Willamotte Meridian the following the Hor with the stable of the formal that grantor will wairant and forever detend the said oremises and every partiand parcel thereofogainst the lawful claims and demands of all persons whichsoever, except those claiming under the above described rencumbrances: 83 1591 The true and actual consideration paidston this transferestated in terms of dollars, is \$350,000.00. 1.1 OHewever, the leefuhl-edneideration-redisests of dr. Includes to the property or takel given of promised which is the whole consideration (indicate which) P (The sentence between the symbols Off that applicable, should be deleted See ORS 93.030:) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

— B Z nintWitness!Whereofythe granton has executed this instrument this L D 3 daylor ... 1 200 np. 1.1.10.0, 19.5.9; if a corporate grantor bit has chused its maine volue signed and scall affixed by fixed for sufficients, duly authorized thereto by ye orsens psychology very property of the section 14 Township 11 South, Range 11 East of the Willsmobship obtained above the Section 14 Township 11 South, Range 11 East of the Willsmobship obtained above Exception 14 Township 12 South 330 feet of the SEASE.

The new wint according to the Seast 1200 feet of said (New and Company) of Section 23, Township 12 South, Range 11 East of the Willamette Neridian. STATE OF OREGON, STATE OF OREGON, County of..... Subject, however, to the following. County of Klar Klamath ody signity of the transport of the series have been deferred to the first of the series of the seri and acknowledged the toregoing instru—19 8 not of the toregoing instrument is the corporation, and that the seal attixed to the toregoing instrument is the corporate seal of the corporation and that said instrument was signed and sealed in because the corporation by authority, of its board of directors; and each of the toregoing instrument was signed and sealed in because the corporation by authority, of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

19 DIU Belove me: 19 DIU Belove me 19 DIE 18 DIE 18 DIU Belove me 19 DIE 18 DI ment to be the r voluntary

Betage me:

(OFFICIAL LANGE SEALS) **(OFFICIAL** (AASE and assessments of Khasaoth slide faloh and hange I rose of bilde track tion (AE) District, and regulations, confirmation was enter the connection there will be a connection there will be a connection there will be a connection there with Liens or as NOS380a7Q 3TATCany, of the C ty of Sonanza, for municipal serrovements on that portion of the herein described property lying of this the city i payte of said city. GRANTOR'S NAME AND ADDRESS I certify that the within instruedt no broost vol bevisper say offer nment, the tate of Oregon, and the general suring the porte to the general bebroost break Mil Apologe Tout the herein doctribed premises Lying belov the bebroost break Mil Apologe Tout the Versusses some assured assured as no sound with substitution of the most must be must be must be some of the sound and the sound are some of the sound and the sound are some of the sound and the sound are sound as the sound as the sound are sound as the sound as the sound are sound as the sound as the sound as the sound are sound as the sound are sound as the Recording Officer ying dentinuation of thive document see attached Exhibit "A" Luckellis

reference incorporated herein)

WIRRANIY DEED-TEHANTS BY ENTERTY OLD THE PCCS

ALL-WIT SI I HESEPRESENTS That Steven C. Josse and Mary A. Josse. SEC. 19. 18. ALSO SAVING AND EXCEPTING from the above described parcel that portion theraof conveyed to Lost River Cemetary Association, Inc. by deed the recorded December 16; 1949 and Deed Volume 236 page 572, records of River River Cemetary Association, Inc. by deed to recorded December 16; 1949 and Deed Volume 236 page 572, records of River Ri establish and be in the County of Klenath

PARCEL 2 to of ending a tollows, to wife 2

Public Tite ADIESANA TIL HE HEARING

That part of Tracts 7, 8 and 9 lying Southwesterly of the Bonanza-Lorellar County Road Ballring Riverside Tracts in Sections 11 and 14 mg ent Township 39 South, Range 11 East of the Willamette Meridian, according 128 to the official plat thereof on file in the office of the County Clerk VING AND EXCEPTING Beginning at a point on the megerOlevinueOshtemsix; ton

15 at a point 531 feet West of the Northeast corner thereof; thence West along saleng County Road in Township 39 South Range 11 East of the Willemetteo2 account to a point; thence East parallel to the North line of said sectionmaining a istance of 789 feet, more or less, to a point on the West line of

ALSO, that portion, of the SWESWhoof A Sections 11 Township 39 3 South; Ranges 189 11 Eastroff the Willamette Meridian Wdescribeds as follows and Beginning at the intersection of the East line of the SW\SW\ of Section 11dTwp. selection 39 S.R. 11bEaW. Migrand the Northvilnes of the Bonanza-Lovellas County of 101) Road; thence Westerly along said Northerly line andistance of 1937 A2 125A feet; thence North to the South line of Lost River; thence Southessterly along the South line of Lost River to the East line of said SW\SW\; thence South along said East line to the point of beginning.

and matter trained ecombinary except, as noted EXCEPTING from the SWESWE of Section 11 Township 39 South, Range 11 East of the Willamette Meridian the following: Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SWkSWk of Section 11 Twp. 0(39 S.R. 11 E.W.M.; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence Northal40 sfeet, more or aless, atob the spoint of beginning.

That portion of the SELNEL and NELNWA lying Southwesterly of the Bonanza-Lorellab County Road and all of the SWkNE', NWkNWk, SkNWk and Sk of Section 14 Township 39 South, Range 11 East of the Willamette Meridian. EXCEPTING the East 1200 feet of the South 330 feet of the SEKSEK.

The NWk, Winek, and NEWNEK, EXCEPTING the East 1200 feet of said NEWNEK of Section 23, Township 39 South, Range 11 East of the Willamette Meridian. STATE OF ORLGON COMBY of

Subject, however, to the following:

- The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm Land. 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.
- Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
- Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
- Liens or assessments, if any, of the City of Bonanza, for municipal improvements on that portion of the herein described property lying within the city limits of said city. 4 .
- Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the 5. high water line of Lost River.
- Right of way for transmission line, including the terms and provisions thereof, given by Herbert Longton and Gertrude Dowquill Longton, husband thereof, given by merbert Longton and Gertrude Dowquill Longton, husband and wife, to The California Oregon Power Company, a California corporation, and wife, to The California Oregon Power Company, a California corporation, dated January 7, 1941, recorded January 31, 1941, in Deed Volume 135, page 171, Records of Klamath County, Oregon. Covers Lot 7 of Riverside Tracta

(for continuation of this document see attached Exhibit "A" and by this reference incorporated herein)

- 7. Right of way for transmission line, including the terms and provisions thereof, given by Mattie J. Nichols and B. F. Nichols, her husband, to The California Oregon Power Company, a California corporation, dated January 7, 1941, recorded January 31, 1941, in Deed Volume 135 page 175, records of Klamath County, Oregon. Affects SWkSWk of Section 11
- 8. Right of way for transmission line, including the terms and provisions thereof, given by Otto C. Freese and Artie Nichols Freese, his wife, January 16, 1941, recorded January 31, 1941, in Deed Volume 135 page 177, records of Klamath County, Oragon. Affects NhNk Section 14
- 9. Right of way for transmission line, including the terms and provisions thereof, given by Horsefly Irrigation District, to The California Oregon July 2, 1941, in Deed Volume 139 page 195, records of Klamath County,
- 10. Right of way for transmission line, including the terms and provisions thereof, given by Ruby Brown et al., to The California Oregon Power Company, in Deed Volume 248 page 249, records of Klamath County, Oregon. Affects
- 11. Right of way for transmission line, including the terms and provisions thereof, given by J. E. Whitlatch and Nellie C. Whitlatch, husband and wife, to The California Oregon Power Company, a California corporation, dated September, 1953, recorded October 5, 1953, in Deed Volume 263, page 261, records of Klamath County, Oregon. Affects Lots 7, 8 and 9 of Riverside Tracts and NEWNW and SEWNER Section 14.
- 12. Transmission line and access road easement, including the terms and provisions thereof, given by Ray C. McKray and Linda McKray, husband and wife, to United States of America, dated February 9, 1966, recorded February 18, 1966, in Deed Volume M66 page 1413 and re-recorded March 29, 1966, in Deed Volume M66 page 2735, records of Klamath County, Oregon. Affects SELNEL and SEL of Section 14 and Wanel Section 23.
- 13. Electric Transmission line easement, including the terms and provisions thereof, given by Ray C. McKray and Linda McKray, husband and wife, April 19, 1966, recorded April 21, 1966, in Deed Volume M66 page 8550, records of Klamath County, Oregon. Affects SEkNEk and SEk Section 14 and WhNEk Section 23
- 14. Mortgage, including the terms and provisions thereof, executed by Steve Josse and Mary Ann Josse, husband and wife, to The State of Oregon, August 29, 1977, recorded August 30, 1977, in Mortgage Volume M77, page 15996, records of Klamath County, Oregon, to secure the payment of a promissory note dated August 29, 1977, in the amount of \$125,000.00, which mortgage Grantees herein hereby assume and agree to pay according to its terms and also hereby assume the obligation of Steve Josse and Mary Ann Josse, husband and wife, under the terms of the instrument creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to their release from their obligations under the loan instruments. The present balance due and owing is \$ 151,385.22 with interest paid to 12/29/79 veterans' Affairs.
- 15. Mortgage, including the terms and provisions thereof, executed by Steve Josse and Mary Ann Josse, husband and wife, to the State of Oregon, represented and acting by the Director of Veterans' Affairs, dated August 22, 1978, recorded August 22, 1978, in Volume M78, page 18601, Microfilm Records of Klamath County, Oregon, to secure the payment of a promissory note dated August 22, 1978, in the amount of \$26,042.00, which mortgage Grant eas herein hereby assume and agree to pay according to its terms and also hereby assume the obligation of Steve Josse and Mary Ann Josse, husband and wife, under the terms of the instrument creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to their release from their obligations under the loan instruments. The present balance due and owing is \$ see above with interest paid to see above to The State of Oregon, represented and acting by the Director of
- 16. Mortgage, including the terms and provisions thereof, executed by Steven C. Josse, aka Steve Josse and Mary Ann Josse, husband and wife, to Dan N. McDonald and Evelyn L. McDonald, husband and wife, dated August 29, 1977, recorded August 30, 1977, in Volume M77, page 15999, Microfilm Records of Klamath County, Oregon, to secure the payment of \$37,000.00.

By Agreement dated July 15, 1978, recorded August 22, 1978, in Volume M78, page 18608, Microfilm Records of Klamath County, Oregon, the lien of the above mortgage was subordinated to the mortgage shown as Exception No. 19 above, which Mortgage Grantees herein agree to assume and pay, the present balance due and owing is \$ $\frac{13,437.39}{13,437.39}$ with interest paid to $\frac{9/29/78}{13,437.39}$ to Dan N. McDonald and Evelyn L. McDonald, husband and wife.

17. Mortgage, including the terms and provisions thereof, executed by Steven C. Josse and Mary Ann Josse, husband and wife, to the United States of America, acting through the Farmers Home Administration, dated March 15, 1978, recorded March 15, 1978, in Volume M78, page 6971, Microfilm Records of Klamath County, Oregon, to secure the payment of \$54,000.00, which mortgage Grantees herein hereby assume and agree to pay according to its terms and also hereby assume the obligation of Steve C. Josse and Mary Ann Josse, husband and wife, under the terms of the instrument creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to their release from their obligations under the loan instruments. The present balance due and owing is \$53,896.44 with interest paid to 12/18/78, to The State of Oregon, represented and acting by the Director of Veterans' Affairs.

After recording return to Mr. and Mrs. Merle Whiton Rt 1 Box 10 Bonanza, OR 97623

Mail tax statements to Dept of Veterans Affair

	TE OF OREGON; COUNTY OF KLAMATH; ss. d for record of request of Klamath County			Title Co.
	or record ar		A. D. 1979. d	0:48 clock AM., an
100	经一条汇票数据 经基础证据 医皮肤		Deeds	on Page 7925
			Wm D.	MILNE, County Clever
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