

1-1-74

K 31807 68512

WARRANTY DEED

Vol. 779 Page 1327

KNOW ALL MEN BY THESE PRESENTS, That John Richards IV and Elizabeth M. Richards, husband and wife, as to an undivided 10% interest, and as tenants in common as to an undivided 90% interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Reuland Electric Co., hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1

In Township 40 South, Range 14 East of the Willamette Meridian:

- Section 17: W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 18: That portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying East of the County Road.
- Section 19: That portion of the E $\frac{1}{2}$ E $\frac{1}{2}$ lying East of the County Road.
- Section 20: NW $\frac{1}{4}$, and the S $\frac{1}{2}$ EXCEPT that portion lying Westerly and Southwesterly of the County Road.
- Section 28: W $\frac{1}{2}$, and the SW $\frac{1}{2}$ SE $\frac{1}{4}$ EXCEPT that portion described in Deed Volume 275, page 473.
- Section 29: N $\frac{1}{2}$, and the NE $\frac{1}{4}$ SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ EXCEPT that portion described in Deed Volume 275, page 473.
- Section 32: NE $\frac{1}{4}$ EXCEPT that portion described in Deed Volume 275, page 473.

CONTINUED ON ATTACHED.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

CONTINUED ON ATTACHED

and that grantor will warrant and forever defend the said 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, stated in terms of dollars, is \$ 1,128,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not 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.

In Witness Whereof, the grantor has executed this instrument this 1 day of June, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

John Richards IV
Elizabeth M. Richards, by John Richards IV, attorney in fact, for Elizabeth M. Richards

STATE OF CALIFORNIA)
County of SANTA CLARA) SS:

Personally appeared the above-named John Richards IV and acknowledged the foregoing instrument to be his voluntary act and deed; personally appeared John Richards IV who, being duly sworn, did say that he is attorney in fact for Elizabeth M. Richards, and that he executed the foregoing instrument by authority of and in behalf of said Elizabeth M. Richards, and he acknowledged said instrument to be the act and deed of said Elizabeth M. Richards. Before me, this 5TH day of June, 1979.

Notary Public for California

My Commission expires: Oct 2, 1979



OFFICIAL SEAL
AXEL K. FUNKE
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My commission expires Oct. 2, 1979

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Reuland Electric
17969 E Railroad
Industry, Ca 91744
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Same
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/real number .
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer
Deputy

LEGAL DESCRIPTION CONTINUED:

13224

Section 33: W $\frac{1}{2}$, and the W $\frac{1}{2}$ E $\frac{1}{2}$ EXCEPT that portion described in Deed Volume 275, page 473.

In Township 41 South, Range 14 East of the Willamette Meridian:

Section 3: All, EXCEPT Government Lot 1

Section 4: All, EXCEPT that portion lying South of the County Road.

Section 5: Government Lot 1, and the SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 9: N $\frac{1}{2}$ NE $\frac{1}{4}$ EXCEPT that portion lying South of the County Road.

Section 10: N $\frac{1}{2}$ NW $\frac{1}{4}$, EXCEPT that portion lying South of the County Road.

PARCEL 2

In Township 40 South, Range 14 East of the Willamette Meridian:

Section 33: E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 34: SW $\frac{1}{4}$ SW $\frac{1}{4}$

In Township 41 South, Range 14 East of the Willamette Meridian:

Section 3: Government Lot 1

EXCEPTIONS:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Langell Valley Irrigation District.
5. Liens and assessments of Klamath Project and Willow Valley Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
6. Any unpaid charges or assessments of Willow Valley Irrigation District.
7. Rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways.
8. Grant of right of way, including the terms and provisions thereof, given by Lloyd Gift, et vir, to the California Oregon Power Co., dated July 15, 1940 and recorded August 28, 1940, in Deed Volume 131, on page 443, records of Klamath County, Oregon. (Affects SE $\frac{1}{4}$ SE $\frac{1}{4}$ of 18/40/14)
9. Grant of right of way including the terms and provisions thereof, given by Wilfred Noble and Edith Noble to The California Oregon Power Co., dated July 15, 1940, and recorded August 28, 1940 in Deed Volume 131, on page 447, records of Klamath County, Oregon. (Affects NW $\frac{1}{4}$ NW $\frac{1}{4}$ of 29/40/14)
10. Grant of right of way, including the terms and provisions thereof, given by Lloyd M. Gift, et vir to The California Oregon Power Company, dated September 23, 1946, and recorded October 26, 1946, in Deed Volume 197 on page 417, records of Klamath County, Oregon. (Affects NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, lying East of road, and NW of Section 20/40/14).
11. Agreement, including the terms and provisions thereof, by and between G. H. Hancock, Lloyd Gift, et al, and Willow Valley Irrigation District, dated May 1, 1940, and recorded February 10, 1947, in Deed Volume 202 on page 133, records of Klamath County, Oregon. (Affects SWSE 19/40/14)
12. Reservations and restrictions contained in deed from United States of America to Lloyd Gift and Bobbiette Gift, recorded April 6, 1955, in Deed Volume 273, on page 384, records of Klamath County, Oregon. (Affects Sections 3, 4, 5, 10, in Township 41/14).

Exceptions continued:

13. Easement, including the terms and provisions thereof, given by Luther R. Noble and Mary Ann Noble, husband and wife, to W. D. Campbell, dated May 4, 1955, and recorded June 9, 1955, in Deed Volume 275 on page 106, records of Klamath County, Oregon. (Affects Sections 19 and 30, Township 40 14.)
14. Easement, including the terms and provisions thereof, given by Lloyd Gift et ux to Willow Valley Irrigation District, dated March 25, 1955 and recorded June 23, 1955, in Deed Volume 275, on page 305, records of Klamath County, Oregon. (Affects Sections 28, 29 and 32, Township 40/14.)
15. Easement, including the terms and provisions thereof, given by Lloyd Gift, et ux to W. C. Campbell and Louis E. Randall, recorded June 23, 1955 in Deed Volume 275 on page 307, records of Klamath County, Oregon. (Affects Sections 32 and 33 in Township 40/14.)
16. Grant of right of way, including the terms and provisions thereof, given by Luther Noble, et ux to The California Oregon Power Company, dated January 21, 1957 and recorded January 29, 1957 in Deed Volume 289 on page 378, records of Klamath County, Oregon. (Affects NWNW of Section 29/40/14.)
17. Grant of right of way, including the terms and provisions thereof, given by Luther Noble et ux to The California Oregon Power Company, dated January 21, 1957, and recorded January 29, 1957 in Deed Volume 289 on page 380, records of Klamath County, Oregon. (Affects NE $\frac{1}{4}$ SW $\frac{1}{4}$ of 29/40/14.)
18. Reservations and restrictions contained in Deed from United States of America to Lloyd Gift, dated June 7, 1962, and recorded June 21, 1962 in Deed Volume 338, on page 328, records of Klamath County, Oregon. (Affects Sections 3, 4, 9 in Township 41/14.)
19. Grant of right of way, including the terms and provisions thereof, given by Lloyd Gift and Bobbiette Gift to Pacific Power & Light Company, dated October 8, 1962 and recorded December 20, 1962, in Deed Volume 343 on page 136, records of Klamath County, Oregon. (Affects Section 18/40/14.)
20. Reservations and restrictions contained in Deed from United States of America to Johnson Stock Co., dated May 24, 1965, and recorded July 20, 1965, in Microfilm records M-65 on page 136, Deed Records of Klamath County, Oregon. (Affects Section 3/41/14 and Sections 33 and 34/14.)
21. Stipulation with Willow Valley Irrigation District, as disclosed by deed from Johnson Stock Co. to Norman Jacob, dated March 22, 1968, and recorded April 15, 1968, in Deed Records M-68 on page 2894, records of Klamath County, Oregon. (Affects Section 3/41/14 and Sections 33 and 34/41/14.)
22. Mortgage, including the terms and provisions thereof, given by John Richards, IV, and Elizabeth M. Richards, husband and wife, to The Travelers Indemnity Company, recorded February 18, 1977, in Mortgage Records M-77 on page 2996, records of Klamath County, Oregon, to secure the payment of \$625,000.00.
23. Mortgage, including the terms and provisions thereof, given by John Richards IV and Elizabeth M. Richards, dba Higuera Morgan Horse Farms II to Administrator of the Small Business Administration, dated January 15, 1979, and recorded January 19, 1979, in Mortgage records M-79 on page 1716, Records of Klamath County, Oregon, to secure the payment of \$355,400.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co
 this 6th day of June A. D. 1979 at 11:16 o'clock A. M., and
 duly recorded in Vol. M79, of Deeds on Page 13223

Fee \$9.00

Wm D. MILNE, County Clerk
 By Suzanne H. H. H. H.