

70008

KNOW ALL MEN BY THESE PRESENTS, That INVESTLAND CORP., a California corporation as to parcel 1 and JIRACH CORPORATION, a California corporation, as to parcel 2. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. Bruce Owens and E. Marie Owens, Husband and Wife, 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:

79 JUL 2 PM 3:50

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED."

(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 as stated on the reverse of this deed, or on the attached Exhibit "A", or those apparent upon the land if any as of the date of this deed.

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 \$ 300,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 2 day of July, 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.

Investland Corp. a California Corp. Jirach Corporation, a California Corporation  
*[Signatures]*

STATE OF OREGON, } ss.  
County of \_\_\_\_\_, 19 \_\_\_\_\_

STATE OF OREGON, County of Klamath } ss.  
July 2, 19 79

Personally appeared the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Personally appeared Jim Drew, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Investland Corp., formerly Jirach 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 each of them acknowledged said instrument to be its voluntary act and deed.  
*[Signature]*  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
J. Bruce Owens and E. Marie Owens  
1929 Terraco Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
MTC  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
J. Bruce Owens and E. Marie Owens  
1929 Terraco Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
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/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

PARCEL 1:  
Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:  
Section 2: Government Lots 1, 2, 9, 10, 11 and 12, and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ .

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:  
Section 35: Government Lots 3, 4, 5 and 6, and the NW $\frac{1}{4}$ .

PARCEL 2:  
Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:  
Section 3: All of Section 3, EXCEPTING the E $\frac{1}{2}$ SE $\frac{1}{4}$   
Section 4: S $\frac{1}{2}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$   
Section 9: E $\frac{1}{2}$ ; N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; and NE $\frac{1}{4}$ SW $\frac{1}{4}$   
Section 10: N $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$ .

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:  
Section 27: W $\frac{1}{2}$ SW $\frac{1}{4}$   
Section 28: S $\frac{1}{2}$   
Section 34: E $\frac{1}{2}$ ; E $\frac{1}{2}$ W $\frac{1}{2}$ ; NW $\frac{1}{4}$ NW $\frac{1}{4}$ .

The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Langell Valley Irrigation District.

Right of way reserved in the Deed from Charles Murray, et al, recorded November 6, 1916 in Volume 46, page 250, Deed Records of Klamath County, Oregon, to wit:  
"Reservation being made for the right of way through the ditches now constructed on said land for 160 acres feet of water to be constructed through said ditches as per that certain agreement between A. D. Harpold and Rosa A. Harpold and N. Mabel Hamaker." (Affects Lot 1 of Section 3, Township 40 South, Range 12 East, and the E $\frac{1}{2}$ W $\frac{1}{2}$  and NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 34, T. 39 S., R. 11 E., and other property)

Right of way as conveyed in the Deed from A. D. Harpold, et ux, recorded November 6, 1916 in Volume 46, page 251, Deed Records of Klamath County, Oregon, to wit:

"Five hundred and ninety of seven hundred and fiftieths (590/750) of the title and ownership in Reservoir number 1 in Township 39 and 40 South, Range 11 and 12 East of the Willamette Meridian, Klamath County, Oregon, and joint right of way with N. Mabel Hamaker for a main ditch, and branches in Township 39 and 40 South, Range 12 East District of Lake View, Oregon, U. S. Land Office as approved February 5, 1913 by the General Land Office, which conveys and is hereby intended to convey all rights acquired from the United States Government to the use of said Reservoir, and ditches except one hundred and sixty of seven hundred fiftieths (160/750) of which reservoir has heretofore been conveyed to N. Mable Hamaker."

Easement created by instrument, including the terms and provisions thereof, dated July 21, 1943, recorded August 6, 1943 in Book 157, page 347, Deed Records of Klamath County, Oregon, in favor of James F. and Hazel L. Myers, husband and wife, to water stock. (Affects SW $\frac{1}{4}$ NW $\frac{1}{4}$  and Lots 10 and 11 of Sec. 2, T. 40 S., R. 12 E.).

Right of way for pole and wire lines for the transmission and distribution of electricity and transmission of communication and control signals, and incidentals as conveyed to Pacific Power and Light Company by instrument recorded May 4, 1962 in Volume 337, page 243, Deed Records of Klamath County, Oregon. (Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 3, T. 40 S., R. 12 E.)

A perpetual easement and right to enter and erect, maintain, repair, rebuild, operate, and patrol one or more line(s) of electric power transmission structures and appurtenant signal lines and incidentals as conveyed to United States of America, by instrument recorded February 10, 1966 in Volume M66, page 1161, Microfilm Records of Klamath County, Oregon. (Affects portion of W $\frac{1}{2}$ NW $\frac{1}{4}$  and government Lots 4 & 5 of Sec. 35, T. 39 S., R. 11 E., and portion of Government Lot 2, SW $\frac{1}{4}$ NW $\frac{1}{4}$  and Government Lots 9, 10, 12 of Sec. 2, T. 40 S., R. 12 E.)

A perpetual transmission line and access road easement and incidentals as conveyed to Portland General Electric Company by instrument recorded April 21, 1966 in Volume M66, page 3560, Microfilm Records of Klamath County, Oregon.

A perpetual easement and right of way for road and incidentals as conveyed to the United States of America by instrument recorded January 2, 1969 in Volume M69, page 12, Microfilm Records of Klamath County, Oregon. (Affects SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 3, SE $\frac{1}{4}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 10, and other property in T. 40 S., R. 12 E.)

A perpetual easement and right of way for road and incidentals as conveyed to the United States of America by instrument recorded February 3, 1969 in Volume M69, page 871, Microfilm Records of Klamath County, Oregon. (Affects W $\frac{1}{2}$ NW $\frac{1}{4}$ , Lots 7 and 5 of Sec. 35, T. 39 S., R. 11 and SW $\frac{1}{4}$ NW $\frac{1}{4}$  and Lot 2 of Sec. 2, T. 40 S., R. 12 E.)

Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, for electric transmission line, recorded June 13, 1979 in Volume M79, page 13953, Microfilm Records of Klamath County, Oregon. (Affects SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$  and N $\frac{1}{2}$ NW $\frac{1}{4}$  of Sec. 2, T. 40 S., R. 12 E. W. M., and W $\frac{1}{2}$  of Sec. 35, T. 39 S., R. 11 E. W. M.)

Right of way for pipelines and incidentals as conveyed to Pacific Gas Transmission Company by instrument recorded March 21, 1960 in Volume 319, page 592, Deed Records of Klamath County, Oregon, the location of which is recorded in Notice of Location recorded April 25, 1961 in Volume 332, page 490, Deed Records of Klamath County, Oregon, and Notice of Location Amending Description recorded in Volume M79, page 1384, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~of~~ of ~~the~~ the ~~county~~ county

this 2nd day of July A. D. 1979 at 3:56 o'clock P. M.,

duely recorded in Vol. M 79, of DEEDS on Page 15688

Wm D. MILNE, County Clerk

By Bernetha H. Holsch

Fee \$ 9.00