

M-38-18700

71401

WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 179-15

JOSEPH F. ARROYO AND DOLORES C. ARROYO,

hereinafter called grantor, convey(s) to

SALINAS INVESTMENT CO., A CALIFORNIA CORPORATION

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 1,100,000.00.

Dated this 10TH day of JULY 19 79.

JOSEPH F. ARROYO

DOLORES C. ARROYO

STATE OF OREGON, County of KLAMATH) ss.

JULY 19 19 79, personally appeared the above named
JOSEPH F. ARROYO AND DOLORES C. ARROYO and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for OREGON

My commission expires: 11/21/79

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

JOSEPH F. & DOLORES C. ARROYO

TO

SALINAS INVESTMENT CO.,
a Calif. Corp.

After Recording Return to:
SALINAS INVESTMENT CO.
c/o Title Insurance & Trust Co.
P. O. Box 931
Salinas, CA 93902

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

PARCEL 1

EXHIBIT "A"

17916

In Township 35 South, Range 14 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 20: SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 28: W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 29: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 2

In Township 35 South, Range 14 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 19: S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 29: SE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL 3

In Township 35 South, Range 14 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 20: SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 29: NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$
Section 30: E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$
Section 31: NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, Government Lot 2, EXCEPTING
NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, S 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4

In Township 36 South, Range 14 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 6: All

PARCEL 4

In Township 35 South, Range 14 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 20: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$
Section 29: SE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL 5

S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, Section 1, Township 36 South, Range 13 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
The N $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 7, Township 36 South, Range 14 East
of the Willamette Meridian.

EXCEPT THEREFROM that portion of the above parcels conveyed to
Klamath County by instrument recorded May 7, 1969 in Book M-69
at page 3418, through 3423, Microfilm Records.

EXHIBIT 'B'

1. AS DISCLOSED BY THE ASSESSMENT AND TAX ROLL, THE PREMISES HEREIN HAVE BEEN SPECIALLY ASSESSED FOR FARM USE. IF THE LAND BECOMES DISQUALIFIED FOR THIS SPECIAL ASSESSMENT UNDER THE STATUTES, AN ADDITIONAL TAX, PLUS INTEREST AND PENALTY, WILL BE LEVIED FOR THE NUMBERED OF YEARS IN WHICH THIS SPECIAL ASSESSMENT WAS IN EFFECT FOR THE LAND.
2. RIGHTS OF GOVERNMENT BODIES, IF ANY, IN AND TO THAT PORTION OF THE PROPERTY DESCRIBED HEREIN LYING BELOW HIGH WATER MARK OF NORTH FORK OF SPRAGUE RIVER OR ITS TRIBUTARIES.
3. AN EASEMENT RECORDED JUNE 5, 1951, BOOK 247, PAGE 519.
4. AN EASEMENT RECORDED APRIL 21, 1961, BOOK 328, PAGE 226.
5. AN EASEMENT RECORDED APRIL 21, 1961, BOOK 329, PAGE 46.
6. AN EASEMENT RECORDED JUNE 5, 1951, BOOK 247, PAGE 519.
7. MORTGAGE, INCLUDING THE TERMS AND PROVISIONS THEREOF, WITH INTEREST THEREON AND SUCH FUTURE ADVANCES AS MAY BE PROVIDED THEREIN, GIVEN TO SECURE THE PAYMENT OF \$23,900.00
 DATED : SEPTEMBER 2, 1960
 RECORDED : SEPTEMBER 26, 1960 BOOK; 198 PAGE: 197
 MORTGAGOR : HARRY OBENCHAIN & INEZ L. OBENCHAIN, HUSBAND & WIFE
 MORTGAGEE : THE FEDERAL LAND BANK OF SPOKANE, A CORPORATION
 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.
8. AN EASEMENT RECORDED MARCH 28, 1961, BOOK 328, PAGE 224.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27 day of July A.D., 19 79 at 2:34 o'clock P M., and duly recorded in Vol. M79, of Deeds on Page 17915.

FEE \$9.00

WM. D. MILNE, County Clerk

By Hazel Dragg Deputy