1106 s by Entirety) WARRANTY DEED (Indivi mappage **A** FC M No WARRANTY DEED-TENANTS BY ENTIRETY 1.1.91 KNOW ALL MEN BY THESE PRESENTS, That ... Flying Dutchman Land & Cattle Co. Inc., an Oregon corporation husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their and Maria C. Pires, 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: See Exhibit "A" attached hereto and incorporated by reference. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. 2. Right of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River. 3. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.4. Liens and assessments of Klamath Project and Horsefly Irrigation District and regulations contracts, easements, water and irrigation rights in connection therewith contracts, easements, water and irrigation rights in connection therewild 5. Easement contained in deed from John S. Horn et al., to the Horsefly Irrigation District dated August 10, 1926, recorded November 27, 1926, Vol. 81, page 464, Deed Records of Klamath County, Oregon, as follows: "Also a flowage right, over all the remaining land of East Bonanza, (continued on reverse side) To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor tirety, their heirs and assigns forever. is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting any additional taxes levied by reason of disqualification for special assessment as farm land which Grantee herein assumes and agrees to and that pay. 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 \$.405,000.00 OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, 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 570, day of May . 19. 7.8 : if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by FLYING DUTCHMAN LAND & CATTLE CO., INC order of its board of directors. 21×113 00 1414 F President Salisbur (If exoluted by a corporation affix corporate seal) agnori 0.0 Bv : Secretary y ^{or} Josephine 1978 STATE OF OREGON County of. STATE OF OREGON, Teunis J. RoeloFFS May. and Gounty ob Personally appeared Raymond J. Salisbury who, being duly sworn, each for himself and not one for the other, did say that the former is the , 19 -11-D 0... minpresident and that the latter is the Personally appeared the above named...... secretary of Flying Dutchman Land & Cattle Co., Inc. and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary bet and deed; of Blace mains and acknowledged the foregoing instru-COFFICIAL ETENTIN CONKAUEN D. Caluert SEAL) Before me: EAL) . LAITTE Notary Public for Oregon 18, 1940, 16 Notary Public for Oregon, VECTUR My commission expires: FIGE, 1910 CECMy commission expires: C//-7-8/ (OFFICIAL CONTRACTOR OF SEAL) mube sud DileSTATE OF OREGON, Flying (Dutchman: Land % (Cattle (Co:;; Inc. 5. Velond 2/9; County of 77 S SWL/1 SEL/4 Section 10 SS. OI KIRMEER CORNEY, OLEGON, ALIGE ig pot 4 County of 18 102. Ceconado Odropen, 31 14 I certify that the within instru-UNUIS OF CONTRACTOR NAME AND ADDRESS COLT 7 100.01 esoredou sesou dy Atol pro Hell ment was received for fecord on the Tony C: Pires & Maria C: Pires (Helder) <u>, 19</u> on e-row stousters day of inita unite éccitor is de come o'clook M., and recorded OI TIMUTI Catille Construction of the second Deed Micord n Augur mary V NOT THE TRUE GRANTER'S NAME AND ADDRESS This on the second of Deens of said county. 4.4 6.64 Alter recording return to GITAGIT DA MITERIT C. AUTOE Raymond J. Salisbury Con Cranses and Par BE DIGE DOM LOS Witness my hand and seal of P.O. Box 378 DE CHARTEL LOEL OF THE F LOGE TH TORE County attixed. 12 THE el merucoru 1 Until a change is requested all tox statements shall be sent to the following address, er siver, excen Recording Officer Deputy By..... NAME ADDRESS, ZIP

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5. Fusement contained in deed from John S. Horn et al., to de Horselly Irrigation District dated August 10, 1926, recorded Nevember 27, 1925 Vol. 31, page 164, peed Records of Klamath County, Oregon, as Follows: "Also a flowage right, over all the remaining tend of Hast Ponance, (continued on reverse). interest of the second second of the second publication of the assessment roll and the tax roll disclos that the within described premises were specially assessed as fars in a of the rederal covernment, the state of Oregon, and the description of any portion of the herein described premises lying between units and discrete break the second premises that here indicates the discrete break the second be discrete and the second between the second discrete break the second be discrete and the discrete break the discrete break the second be discrete and the discrete break the discrete break the brea

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which borders on either side of Lost River, excepting Block 29B, so that the Horsefly Irrigation District may maintain the water heights at its present level of 40 feet above bedrock in Lost River measured at the lowest point on the rock of the East side Dam for irrigation purposes." 6. Right of way for transmission line, including the terms and provisions thereof, given by Martha C. Yates to the California Oregon Power Company, a-California corporation, dated June 10, 1941, recorded July 2, 1941, Volume 139, page 197, Deed Records of Klamath County, Oregon. Affects NW1/4 NE1/4 Section 15. 7. Easement for transmission line, including the terms and provisions thereof, given by Ben Oden and Velma Oden, husband and wife, to the California Oregon Power Company dated October 18, 1955, recorded October 31, 1955, Volume 278, Page 504, Deed Records of Klamath County, Oregon. Affects SW1/4 SE1/4 Section 10. 8. Easement and agreement relative to use of pumps and pipeline, including the terms and provisions thereof, between Mary L. Schmidt Atkinson and Roy D. Atkinson, First Parties, and Cecil C. Hunt and Martha C. Hunt, Second Parties, dated June 18, 1970, recorded June 22, 1970, Volume M70, page Parties, dated June 18, 1970, recorded June 22, 1970, Volume 18, 5084, Deed Records of Klamath County, Oregon: Affects SW 1/4 Section

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Section 2

LEGAL DESCRIPTION

EXHIBIT "A"

All in Township 39 South, Range 11 East of the Willamette Meridian

Section 15:

WhyNek, SEk, SkNWk, all that portion of the NkNWk lying South of Lost River, and the NkSWk SAVING AND EXCEPTING the following: That tract of land described as follows: Beginning at a k inch iron pin from which the northwest corner of said Section 15 bears N 01°44'03" W 3681.45 feet; thence S 78°02'07" E 174.45 feet to a k inch iron pin; thence S 89°52'45" E 231.30 feet to a k inch iron pin; thence S 89°52'45" E 231.30 to a k inch iron pin; thence S 89°20'52" E 801.00 feet to a k inch iron pin; thence S 15°16'07" E 217.00 feet to a k inch iron pin; thence continuing S 15°16'07" E 20 feet, more or less, to the south line of the NkSWk of said Section 15; thence Westerly along said line to the southwest corner of the NWkSWk of said Section 15; thence Northerly along the west line of said Section 15 to a point that bears S 81°00'05" inch iron pin set in an existing north-south fence line; thence continuing N 81°00'05" E 76.21 feet to the point of beginning, Bowne Addition to the Town of Bonanza.

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Section 10:

Beginning at the intersection of the West right of way line of West Park Street in vacated East Bonanza in Klamath County, Oregon, with the line between Sections 10 and 15 Township 39 South, Range 11 East of the Willamette Meridian, which point is 1910 feet West of the corner common to Sections 10, 11, 14 and 15 of said township and range; thence North along the West line of said West Park Street to the Southerly right of way line of the abandoned Klamath County Market Road No. 5; thence Northwesterly along said right of way line to the point of intersection with the West bank of Lost River near the West end of the old Market Road Bridge; thence Southerly along the West bank of the East Channel of Lost River to its intersection with the North line of the Vacated South half of Block 55; thence East to the East line of said Block 55; to the West line of said Block 55; thence West to the West line of said Block 55; thence West more or less, to the South boundary line of said Section 10; thence East along said Section line 660 feet, more or less, to the point of beginning.

EXCEPTING from the last described parcel that portion thereof described as follows: Beginning at the intersection of the centerline of West Park Street in vacated East Bonanza, Klamath County, Oregon, with the Southerly right of way line of the existing Langell Valley Market Road; thence Northwesterly along the Southerly line of the existing Langell Valley Market Road to Bridge; thence Southerly along the West end of the Market Road of Lost river to a point 300 feet Southerly of (when measured at right angles to) the relocated centerline of Langell Valley Market Road; thence Easterly parallel to said relocated centerline 9415 on said relocated centerline; thence Northerly at right

Exhibit "A" -- Legal description

angles to said relocated centerline 250 feet; thence Easterly parallel to and 50 feet Southerly of said relocated centerline 485 feet, more or less, to the centerline of said West Park Street; thence North along the centerline of said West Park Street 45 feet, more or less, to the point of beginning. The relocated centerline referred to above is described as follows: Beginning at Engineer's centerline Station 4+71, said Station being 1269 feet North and 2428 feet East of the Southwest corner of said Section 10; thence North 89°50'30" East 374.83 feet; thence on a 2291.83 foot radius curve right (the long chord of which bears South 79°07; East) 883.33 feet to Station 17+29.16.

Together with an appurtenant easement described as follows:

A Sixty foot strip of land, the East line of which is the North-South center line of Section 22 Township 39 South, Range 11 E.W.M., commencing at the Northeasterly right of way line of the West Langell Valley County Road, and running thence North along the center line of Section 22 to the South line of Section 15 Township 39 S.R. 11 E.W.M.

Together with a 60 foot by 60 foot parcel of land North and adjacent to said strip in Section 15 Township 39 S.R. 11 E.W.M.

TE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record at request of <u>Klamath County Title Company</u> his <u>16th</u> day of <u>January</u> A. D. 1980 at <u>o'clock</u> M., and huly recorded in Vol. <u>M-80</u>, of <u>Deeds</u> on Page 951 We D. MILNE, County Cje

letter

Fee \$14,00

Exhibit "A"--Legal Description