

42684

STATUTORY WARRANTY DEED

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K. 32-866

JAMES M. HUBBARD and MARJORIE A. HUBBARD, husband and wife, Grantors, convey and warrant to MICHAEL J. CULLINAN and ANITA M. CULLINAN, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

(SEE DESCRIPTION AND EXCEPTIONS ON EXHIBIT "A" ATTACHED HERETO)

The true and actual consideration for this conveyance is \$127,500.

Until a change is requested, all tax statements are to be sent to the following address:

Return to: Michael J. Cullinan
Route 1, Box 411
Gardnerville, Nevada 89410

DATED this 1 day of April, 1980.

James M. Hubbard
James M. Hubbard

Marjorie A. Hubbard
Marjorie A. Hubbard

STATE OF OREGON)
County of Klamath) S.S.

On this 1 day of April, 1980, before me appeared the within named JAMES M. HUBBARD and MARJORIE A. HUBBARD who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-5-83

20 APR 2 PM 3 30

EXHIBIT "A"

6184

Township 39 South, Range 12 East of the Willamette Meridian. Section 17: All SW 1/4. Section 20: All that portion of the N 1/2 NW 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4 and W 1/2 SE 1/4 lying Northerly and Easterly of Lost River.

Subject to and excepting:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1979-1980 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.

2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

3. Liens and assessment of Klamath Project and Langell Valley Irrigation District, and Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

4. Rights of the Federal Government, the State of Oregon, and the general public in and to that part of the property described herein lying below the high water line of Lost River.

5. Reservations and restrictions, contained in deed from State of Oregon to Francis H. Cobb, dated May 12, 1908, recorded November 24, 1914, in Deed Volume 43 page 106, Deed records of Klamath County, Oregon, as follows: "Subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes constructed or which may be constructed, by authority of the United States or otherwise, which right of way is hereby expressly reserved."

6. Reservations and restrictions contained in the deed from Horsefly Irrigation District to Stanford Jones and Ethel Jones, husband and wife, recorded in Deed Volume 105 page 589, records of Klamath County, Oregon, as follows: "...reserving unto grantors, its successors or assigns, an undivided one-half interest in the lessor oil rights under and by virtue of said oil lease."

7. Right of way for transmission line, including the terms and provisions thereof, given by Stanford Jones and Ethel Jones, husband and wife, to The California Oregon Power Company, dated March 22, 1954, recorded April 7, 1954, in Deed Volume 266 page 273, records of Klamath County, Oregon.

8. Right of way for transmission line, including the terms and provisions thereof, given by Stanford Jones and Ethel Jones, husband and wife, to The California Oregon Power Company, a California corporation, dated March 22, 1954, recorded April 7, 1954, in Deed Volume 266 page 279, records of Klamath County, Oregon.

9. Right of way for transmission line, including the terms and provisions thereof, given by Freda E. Clark, widow of W. D. Clark, deceased, to Pacific Power & Light Company, a Maine corporation, dated May 15, 1962, recorded June 11, 1962, in Deed Volume 338 page 194, records of Klamath County, Oregon.

10. Reservations and restrictions contained in deed from Freda E. Clark, a widow, to Stanford Jones and Ethel Jones, husband and wife, dated October 15, 1963, recorded October 18, 1963, in Deed Volume 348 page 585, records of Klamath County, Oregon, as follows: "Reserving to me, the grantor, and to my heirs and assigns, all of the oil, gas and minerals under the surface of the above described land."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co
 this 2nd day of April A. D. 1960 at 3:30 o'clock P. M., and
 duly recorded in Vol. 460, of Deeds on Page 183

Wm D. MILNE, County Clerk

By Bernard Detach

Fee \$10.50