

94095

K-33949

K 33478

Vol. 780 Page 24904

WARRANTY DEED

MEDFORD CORPORATION, a Delaware corporation, grantor, conveys and warrants to KEITH C. CALDWELL and W. W. POLLARD, grantees, the real property more particularly described in Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is \$250,000.00.

Unless a change is requested, all tax statements shall be sent to the following address:

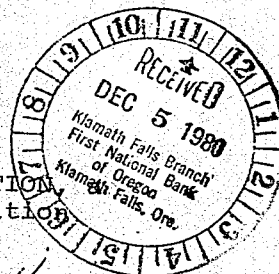
Keith C. Caldwell  
W. W. Pollard  
727 Hillside  
Klamath Falls, OR 97601

DATED this 16<sup>th</sup> day of August, 1978.

MEDFORD CORPORATION  
Delaware Corporation

By

By



STATE OF OREGON )  
 ) ss.  
County of Jackson )

On this 18th and 21st day of August, respectively, 1978, personally appeared Robert F. Higgins and Paul J. Steele who, being sworn, each for himself and not one for the other, stated that the former is the Executive V-Pres and that the latter is the V-Pres. Finance of MEDFORD CORPORATION and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its board of directors.

Before me:

Lori L. Dymke  
Notary Public for Oregon  
My commission expires: 5/21/82

Warranty Deed

800 DEC 23 PM 2 53

The N 1/2 of lot 3, section 28, township 35 south, range 7 east of the Willamette Meridian, in the county of Klamath, state of Oregon.

Lots 20, 26, 29, 34 and 37, section 21, township 35 south, range 7 east of the Willamette Meridian, in the county of Klamath, state of Oregon.

Lots 21, 22, 30 and 31 of section 20, township 35 south, range 7 east of the Willamette Meridian, in the county of Klamath, state of Oregon.

Lots 18, 27, 28, 35 and 36 of section 21, township 35 south, range 7 east of the Willamette Meridian, in the county of Klamath, state of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Irrigation District.

2. Rights of Governmental bodies in and to any portion of the above described premises lying below high water mark of the Williamson River.

3. An easement created by instrument, including the terms and provisions thereof,

Dated: March 9, 1923  
 Recorded: March 27, 1923 Book: 61 Page: 16  
 In favor of: The California Oregon Power Company  
 For: Electric transmission line across SE 1/4 NE 1/4 sec. 20 and SW 1/4 NW 1/4 sec. 21

4. An easement created by instrument, including the terms and provisions thereof,

Dated: March 5, 1949  
 Recorded: March 11, 1949 Book: 229 Page: 303  
 In favor of: The California Oregon Power Company, a  
 California Corporation  
 (Affects lot 20 of sec. 21)

5. Reservation of 1/2 of all oil, gas and/or mineral rights, as set out in warranty deed from Louis K. Porter and Ethel G. Porter to Raymond H. Bigger, dated October 27, 1954, recorded November 12, 1954, in deed volume 270 at page 427, Records of Klamath county, Oregon. (Affects N 1/2 N 1/2 NW 1/4 sec. 28, Twp 35 S., R 7 EWM.)

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6. An easement created by instrument, including the terms and provisions thereof,

Dated: April 25, 1958  
 Recorded: June 11, 1958 Book: 12 Page: 638  
 In favor of: United States of America  
 For: 30 foot roadway easement along the west line of lot 31, sec. 20.

7. Reservations and restrictions contained in Land Status Replot recorded September 10, 1958 in book 303 at page 323, Deed Records. (Affects property in secs. 20 and 21)

8. Agreements, including the terms and provisions thereof, dated April 11, 1965, recorded April 13, 1966 in book M-66 at page 3249, and book M-66 at page 3251, Microfilm Records, between Raymond H. Bigger and United States of America, relating to irrigation charges.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
 this 23rd day of December A. D. 19 80 at 2:53 o'clock P M., and  
 duly recorded in Vol. M80, of Deeds on Page 24904

Wm D. MILNE, County Clerk

Fee \$10.50

By Bernetha Heloch

Return to  
 Keith Caldwell  
 Rt. Rt. 1, Box 7 B  
 Chiloquin, Ore

EXHIBIT "A"  
 Page 2 of 2