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WARRANTY DEED Vol. 1487 Page 641 Doyle Milling Co., Inc.

KNOW ALL MEN BY THESE PRESENTS, That An Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peggy Doyle Junkin, a married woman 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:

SEE LEGAL DESCRIPTION ATTACHED AND MARKED AS EXHIBIT "B" ...

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 those stated on the reverse of this deed, or those marked as exhibit "A" and those apparent upon the land, of 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 \$ exchange.

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 O, 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 12th day of January, 1981, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Doyle Milling Co., Inc.

James Everett Doyle President

STATE OF OREGON, County of Coos, January 12, 1981. Personally appeared James Everett Doyle and

Personally appeared the above named 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

and acknowledged the foregoing instrument to be his voluntary act and deed. 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.

Before me: Notary Public for Oregon My commission expires:

Rose Mary Hopkins Notary Public for Oregon My commission expires: 10/30/83

GRANTOR'S NAME AND ADDRESS Doyle Milling Co., Inc. P.O. Box 858 Coquille, OR 97423

GRANTEE'S NAME AND ADDRESS

After recording return to: Doyle Milling Co., Inc. P.O. Box 858 Coquille, OR 97423

STATE OF OREGON, 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/reel/volume No. on page or as document/fee/file/instrument microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed. By Deputy

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1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within the subject to the statutory powers, including the power of assessment, of Klamath Project.
3. Regulations, levies, assessments, water and irrigation rights, and easements ditches and canals of Langell Valley Irrigation District.
4. Reservations as contained in Patent recorded in Volume 182, page 379, Records of Klamath County, Oregon, as follows:

"subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States." (Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 8)
5. Reservations as contained in Patent recorded in Volume 207, page 295, Records of Klamath County, Oregon, as follows:

"subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Affects E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 8 and W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 9)
6. Grant of Right of Way, including the terms and provisions thereof, dated October 8, 1962, recorded December 30, 1962, and recorded in Volume 342, page 134, Records of Klamath County, Oregon.
In favor of: Pacific Power & Light Company, a Maine Corporation
For: Pole and wire lines for transmission and distribution of electricity, right of way to be 15 feet wide
(Not exact location shown)
7. Grant of Right of Way, including the terms and provisions thereof, recorded in Volume 342, page 138, Records of Klamath County, Oregon.
In favor of: Pacific Power & Light Company, a Maine Corporation
For: Poles and wire lines
(Affects W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 16)
8. An easement created by instrument, including terms and provisions thereof, dated December 31, 1962, recorded January 21, 1963, in Volume 342, page 542, Records of Klamath County, Oregon.
In favor of: Richard A. Smith and Geneva A. Smith
For: Perpetual right to construct, reconstruct maintain and operate a feeder ditch or canal and roadway for ingress and egress 60 feet wide.
(Affects NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 8, NW $\frac{1}{4}$ NW $\frac{1}{4}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$ Of Sec. 9)
9. Reservations as contained in Patent recorded in Volume M69, page 6899, Records of Klamath County, Oregon, as follows: ...EXCEPTING AND RESERVING to the United States from the lands so granted:
 1. A right-of-way thereon for ditches or canals constructed by the authority of the United States Act of August 30, 1980, 26 Stat. 391; 43U.S.C. 945;
 2. A right-of-way for stock driveway purposes, in the S $\frac{1}{2}$ S $\frac{1}{2}$ of said Sec. 5, T. 40 S., R. 14 E. W.M., said right-of-way being 30 feet on each side of the centerline, more particularly identified and described in right-of-way OR 4175;
 3. Such rights for power transmission line purposes as the Pacific Power & Light Company may have under the Act of March 4, 1911 (36 Stat. 1253) as amended (43 U.S.C. 961) pursuant to right-of-way Oregon 012979 as to the S $\frac{1}{2}$ NE $\frac{1}{4}$ of said Sec. 17, T. 40 S., R. 14 E.W.M.;
 4. Such rights for a reservoir and ditch as the Willow Valley Irrigation District or its successors may have under the Act of March 3, 1891, as amended (26 Stat. 1102; 43 U.S.C. 948), as to the E $\frac{1}{2}$ SE $\frac{1}{4}$ said Sec. 17, T. 40 S., R. 14 E. W. M., Oregon." (Affects SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 8, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 17 and additional property)
10. An Easement created by instrument, including the terms and provisions thereof, Dated: September 23, 1969
Recorded: January 26, 1970
Volume: M70, page 638, Microfilm Records of Klamath County, Oregon
In favor of: Louise Kilgore Schmoie and Charles Kilgore and Silas W. Kilgore
For: The sole and exclusive right and easement to use, occupy and enjoy forever.
(Affects a strip of land 60 feet wide and 1380 feet long along and upon and parallel with the Northerly boundary of the W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 9, Township 40 S., R. 14 E. W. M. and extending Westerly into the SE $\frac{1}{4}$, Section 8, Township 40 S., R. 14 E. W.M.)

11. An Easement created by instrument, including the terms and provisions thereof,
 Dated: January 16, 1970
 Recorded: January 26, 1970
 Volume: M70, page 639, Microfilm Records of Klamath County, Oregon
 In favor of: Richard A. Smith and Geneva A. Smith
 For: the sole and exclusive right and easement to use, occupy and enjoy forever
 (Affects a strip of land 60 feet wide and 1380 feet long lying along and upon and
 parallel to the Southerly boundary line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and extending into the
 NW $\frac{1}{4}$ SE $\frac{1}{4}$, all in Section 9, Township 40 S., Range 14, E. W.M.)
13. Mortgage, including the terms and provisions thereof, given to secure and
 indebtedness with interest thereon and such future advances as may be provided
 therein.
 Dated: February 1, 1976
 Recorded: February 4, 1976
 Volume: M76, page 1640, Microfilm Records of Klamath County, Oregon
 Amount: \$225,000.00
 Mortgagor: Robert L. Laughlin and Stuart S. Frye
 Mortgagee: Richard A. Smith and Geneva A. Smith
 (Affects all Parcel 3 Except N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19)
14. Supplemental Mortgage, including the terms and provisions thereof, given to
 secure an indebtedness with interest thereon and such future advances as may be
 provided therein.
15. Financing Statement
 Filed: August 27, 1976
 Clerk's File No.: 18227
 Debtor: Stuart S. Frye and Carolyn U. Frye, husband and wife
 Secured Party: Connecticut Mutual Life Insurance Company
16. Financing Statement
 Filed: August 27, 1976
 Clerk's File No.: 18228
 Debtor: Robert L. Laughlin and Susan H. Laughlin, husband and wife
 Secured Party: Connecticut Mutual Life Insurance Company
17. Mortgage and Security Agreement including the terms and provisions thereof,
 given to secure an indebtedness with interest thereon and such future as
 may be provided therein.
 Dated: August 17, 1976
 Recorded: August 27, 1976
 Volume: M76, page 13396, Microfilm Records of Klamath County, Oregon
 Amount: \$150,000.00
 Mortgagor: Stuart S. Frye and Caroline U. Frye, husband and wife, and Robert L.
 Laughlin and Susan H. Laughlin, husband and wife
 Mortgagee: Connecticut Mutual Life Insurance Company
 (Affects E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, of Sec. 8, NW $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$,
 N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 9, NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 16).
18. 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
 10 years 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.

EXHIBIT "B"

DESCRIPTION

All that certain real property situate in the County of Klamath, State of Oregon, described as follows:

PARCEL 1

In Township 40 South, Range 14 East of the Willamette Meridian:
Section 8: Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$

PARCEL 2

In Township 40 South, Range 14 East of the Willamette Meridian:
Section 8: East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; Northeast $\frac{1}{4}$ of the South-
west $\frac{1}{4}$; Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$
Section 9: North $\frac{1}{2}$; East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; Southeast $\frac{1}{4}$
Section 16: Northeast $\frac{1}{4}$; East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$

PARCEL 3

In Township 40 South, Range 14 East of the Willamette Meridian:
Section 8: East $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$
Section 9: West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$
Section 16: West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; Southwest $\frac{1}{4}$
Section 17: Northeast $\frac{1}{4}$; East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 13th day of January A. D. 19 81 at 11:13 clock A. M., or
duly recorded in Vol. M81, of Deeds on Page 641.

By Bernetha Adetsch EVELYN BIEHN, County Clerk

Fee \$14.00