

16527

Vol. 188 Page 14000

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

WARRANTY DEED

W. SCOTT MAYLE, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey an undivided 50% interest unto CLAY DUNN, hereinafter referred to as Grantee, his heirs, successors and assigns, as a tenant in common, in 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:

PARCEL 1:

NW-1/4 SW-1/4 and that portion of the NE-1/4 SW-1/4, SE-1/4 NW-1/4 and NW-1/4 SE-1/4 lying West of the center of the main channel of the Sycan River as it is now located all in Section 21, Township 35 South, Range 12 EWM.

PARCEL 2:

SW-1/4 SW-1/4 of Section 16,
SE-1/4 SE-1/4, S-1/2 NE-1/4 SE-1/4 of Section 17,
E-1/2 NE-1/4, NE-1/4 SE-1/4 of Section 20,
W-1/2 NW-1/4 of Section 21 all in Township 35 South, Range 12 EWM, Klamath County, Oregon.

SUBJECT TO THE EXCEPTIONS, EXCLUSIONS AND STIPULATIONS LISTED ON THE ATTACHED EXHIBIT "A".

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee, his heirs, successors and assigns, that he is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$10,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of September, 1982.

W. Scott Mayle
W. Scott Mayle

STATE OF CALIFORNIA)
County of Los Angeles) ss.

Before me this 23 day of September, 1982, personally appeared the above-named W. SCOTT MAYLE, and acknowledged the

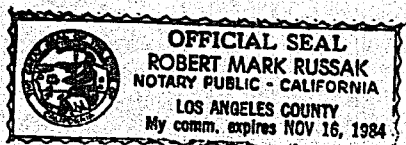
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foregoing instrument to be his voluntary act and deed.

(S E A L)

Robert Mark Russak
Notary Public for California
My Commission Expires Nov. 16, 1984



5901 W. Third Street, Los Angeles, CA 90036

*After recording:
Western Bank
421 S. 7th
K. Falls*

- The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1982-83, 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 exist.

- Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

- Rights 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 Sycan River.

- Reservations and restrictions in United States Patent to Hiram R. Robbins, dated September 14, 1956, recorded October 11, 1956, in Volume 287 page 229, Deed Records of Klamath County, Oregon, as follows: "This patent is issued under authority of Section One of the Act of June 25, 1910, (36 Stat. 855), and is subject to the reservation of all subsurface rights, except water, to Bertha Villard, her heirs and assigns, under terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act." Affects N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28 and the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 21.

- Reservations and restrictions in Deed from United States of America to Leroy Glenger and Elvine Glenger, dated January 6, 1958, recorded January 16, 1958, in Volume 297 page 47, Deed Records of Klamath County, Oregon, as follows: "Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, for the heirs of Harrison Villard, deceased Klamath allottee No. 463." Affects SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 21.

- Reservations and restrictions in Land Status Reports covering various portions of the lands described herein as follows: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights as needed or used for or by the United States, (Dept. Instr., January 13, 1916, 44 L.D. 513)." This exception appears in the following land status reports all in the Deed Records of Klamath County, Oregon:

Volume 304 page 343, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21
Volume 304 page 695, W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 21.

- Subsurface rights are reserved to Luke Chester as disclosed by Land Status Report, recorded April 8, 1959, in Volume 311 page 339 and recorded April 9, 1959, in Volume 311 page 334, Deed Records of Klamath County, Oregon.

- Reservations and restrictions, including the terms and provisions thereof, as disclosed by Deed of Tribal Property recorded in Volume 353 page 611, Deed to Restricted Indian Land recorded in Volume 301 page 592, and in Deed to Restricted Indian Land recorded in Volume 229 page 367, Deed Records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to all other existing easement for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same as long as needed or used for or by the United States."

- Financing Statements for crops, filed after July 1, 1978, if any.

- Contract of Sale, including the terms and provisions thereof, by and between Wallace Plemons and Alcaria Plemons, husband and wife, sellers, to Nickie Thomas Dellacioppa, as to an undivided one-third interest and W. Scott Mayle, as to an undivided two-thirds interest, buyers, as disclosed by Memorandum of Contract, dated June 4, 1980, recorded June 5, 1980, in Volume M80 page 10286, Deed Records of Klamath County, Oregon.

- Contract of Sale, including the terms and provisions thereof, by and between Nickie Thomas Dellacioppa, seller and W. Scott Mayle, buyer, as disclosed by Memorandum of Contract, dated November 25, 1981, recorded December 24, 1981, in Volume M81 page 21881, Deed Records of Klamath County, Oregon. Affects Delacioppa's undivided one-third interest.
State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 20 day of Oct A.D., 1982 at 3:02 o'clock P M., and duly recorded in Vol M82 of Deeds on page 14000.

Fee \$ 12.00

EVELYN BIEHN
COUNTY CLERK
By Joyce M. [Signature] deputy