

29003

WARRANTY DEED

1620

KNOW ALL MEN BY THESE PRESENTS, that LLOYD H. ROSS and CLEMENTINE ROSS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD EDWIN ROSS and SHIRLEY LOUISE ROSS, husband and wife, hereinafter called 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:

Township 36, South, Range 7 East of the Willamette Meridian

Section 4:
S-1/2 of Government Lot 13, except that portion in the highway, S-1/2 of Government Lot 14, Government Lots 18, 19, 23, 26, and 31. That portion of Government Lots 22, 27, and 30 described as follows:
E-1/2; E-1/2E-1/2W-1/2; E-1/2E-1/2W-1/2E-1/2W-1/2; E-1/2E-1/2W-1/2E-1/2W-1/2E-1/2W-1/2; E-1/2E-1/2W-1/2E-1/2W-1/2E-1/2W-1/2E-1/2W-1/2

Section 9:
Government Lots 2, 7, 8, 9, 10, 15, 16, 17 and 24. All that portion of the following described lots lying East of the Highway: Government Lots 3, 6, 11, 14, 18 and E-1/2 of 23.

SUBJECT TO:

1. 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.

2. Acreage and use limitations under provisions of United

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States Statutes and regulations issued thereunder.

3. Liens and assessments of Klamath Project and Modoc Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

4. Right of way for transmission and distribution of electricity, including the terms and provisions thereof, given by F. A. Sutton and Purl L. Sutton, husband and wife, to the California Oregon Power Company, a California corporation, dated April 6, 1923, recorded April 6, 1923, in Volume 61 page 72, Deed records of Klamath County, Oregon.

5. Right of Way for pole and wire lines, including the terms and provisions thereof, given by Nora Bernice Captain Hawk formerly Nora Bernice Captain and Howard Hawk to The California Oregon Power Company, a California corporation, dated December 5, 1939, recorded January 18, 1940, in Volume 126 page 459, Deed records of Klamath County, Oregon.

6. Reservations and restrictions in Land Status Report in Volume 304 page 231; Volume 304 page 236, Deed records of Klamath County, Oregon, as follows: ". . .Right of Way to Klamath County Court for Dalles-California Highway, approved by F. M. Goodwin, Assistant Secretary, on May 28, 1924, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1084) and Departmental Regulations thereunder; and subject also to any prior valid existing right or adverse claim.

"The above described property is subject to all other 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 of the United States to maintain, operate or improve the same for as long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

7. Rights for transmission line, including the terms and provisions thereof, given by United States of America to the Heirs of Mary Weeks, an Indian of the Klamath Reservation, recorded October 2, 1958, in Volume 304 page 234, Deed records of Klamath County, Oregon.

8. Subsurface Rights, including the terms and provisions thereof, dated May 19, 1958, recorded February 18, 1959, in Volume 309 page 666, Deed records of Klamath County, Oregon.

9. Right of Way easement, including the terms and provisions thereof, given by Lloyd H. Ross and Clementine C. Ross to Pacific Power & Light Company, a corporation, dated October 11, 1968, recorded October 16, 1968, in Volume M-68 page 9323, Deed records of Klamath County, Oregon.

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10. Right of Way Easement, including the terms and provisions thereof, executed by Lloyd H. Ross to Pacific Power & Light Company, a corporation, dated March 6, 1981, recorded May 22, 1981, in Volume M-81 page 9105, Deed records of Klamath County, Oregon

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 as noted above and will 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 \$360,000.00.

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 27th day of January, 19 83; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Lloyd H. Ross
Clementine Ross

STATE OF OREGON)
) ss.
 County of Klamath)
 _____, 19 83 .

Personally appeared the above named LLOYD H. ROSS
 and CLEMENTINE ROSS and acknowledged the foregoing instrument
 to be their voluntary act and deed.

Before me:

Albert M. Sharp
 Notary Public for Oregon
 My Commission Expires: Oct. 30, 1984

Lloyd H. & Clementine Ross
Star Route
Chiloquin, OR 97624
Grantor's Name and Address

Lloyd E. Ross & Shirley L. Ross
Box 92
Midland, OR 97634
Grantee's Name and Address

After recording return to:

Lloyd E. & Shirley L. Ross
Box 92
Midland, OR 97634
Name, Address, Zip

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

Lloyd E. Ross & Shirley L. Ross
Box 92
Midland, OR 97634
Name, Address, Zip

WARRANTY DEED -- 4.

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

31 Jan 1983 at 12:20

1:00 p.m. and duly recorded in

1983 Deeds on page 1620

\$16.00

Buncha D. L. L. L.