

WHEN RECORDED MAIL TO:

FRUIT GROWERS SUPPLY COMPANY
STAR ROUTE 440
HILT, CALIFORNIA 96044

MAIL TAX STATEMENTS TO:

FRUIT GROWERS SUPPLY COMPANY

~~STAR ROUTE 440~~
~~HILT, CALIFORNIA 96044~~
P.O. Box 7888
Van Nuys, CA 91409

(Don't use this space; reserved for recording label in countries where used.)

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 _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title _____

By _____ Deputy

WARRANTY DEED

KEVIN WILLIAM WOOD and CAROL MAY WOOD, husband and wife,

GRANTOR, conveys and warrants to

FRUIT GROWERS SUPPLY COMPANY, a corporation,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

SEE ATTACHED EXHIBIT "A"

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,750.00. However, the actual consideration consists of one hundred thirty thousand (\$130,000) value which is paid over the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 18th day of November 1983.

Kevin William Wood
KEVIN WILLIAM WOOD

Carol May Wood
CAROL MAY WOOD

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

~~November~~ 7 3, 1983

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

Before me:

Notary Public for Oregon

My commission expires

My commission expires 6/19/87

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the brass cap marking the Northwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence East 450.67 feet to an existing fence line described in Deed Volume M79, Page 18479, Microfilm Records of Klamath County, Oregon; thence South 350.00 feet; thence West 143.00 feet; thence South 940.00 feet; thence West 307.67 feet to the West line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 00°30'39" West 1294.83 feet to the point of beginning with bearings based on Map of Survey dated November, 1983.

TOGETHER WITH a thirty-foot easement for roadway purposes extending from the North line of that certain easement recorded in Volume M82, Page 5557, Microfilm Records of Klamath County, Oregon, to the South line of the above described property.

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

1. An easement recorded June 8, 1978, in Volume M-78, Page 12223 and rerecorded June 28, 1978, in Volume M-78, Page 13889, Microfilm Records of Klamath County, Oregon.
2. An easement recorded August 9, 1979, in Volume M-79, Page 19038 and rerecorded May 4, 1982, in Volume M-82, Page 5557, Microfilm Records of Klamath County, Oregon.
3. An easement recorded March 4, 1980, in Volume M-80, Page 4115, Microfilm Records of Klamath County, Oregon.
4. An easement recorded July 25, 1983, in Volume M-83, Page 11798, Microfilm Records of Klamath County, Oregon.
5. An easement recorded March 4, 1980, in Volume M-80, Page 4113, Microfilm Records of Klamath County, Oregon.
6. An easement recorded August 3, 1979, in Volume M-79, Page 18478, Microfilm Records of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

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. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
3. ~~The premises herein described are within and subject to the statutory powers, including the power of assessment, of Shasta View Irrigation District.~~
4. Easement, including the terms and provisions thereof, granted to The Pacific Telephone and Telegraph Company, a California corporation, recorded August 1, 1942, in Volume 149, Page 71, Deed Records of Klamath County, Oregon. (Affects NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ and the W $\frac{1}{2}$ of Section 29.)
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated January 21, 1976, recorded January 21, 1976, Volume M76, Page 1041, Microfilm Records of Klamath County, Oregon, in the original amount of \$76,500.00, wherein Warren W. Haight, Jr. and Anna Haight, husband and wife, are mortgagor, and State of Oregon, represented and acting by the Director of Veterans' Affairs is mortgagee. (Affects easement recorded in Volume M80, Page 4116, and Volume M83, Page 11798.)
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated September 28, 1976, recorded September 29, 1976, Volume M76, Page 15269, Microfilm Records of Klamath County, Oregon, in the original amount of \$35,000.00, wherein Dan C. Rajnus and Marla A. Rajnus, husband and wife, are mortgagor, and the United States of America, acting through the Farmers Home Administration is mortgagee. (Affects easement recorded in Volume M79, Page 12223 and re-recorded in Volume M78, Page 13889.)
7. Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power & Light, a corporation, recorded December 8, 1976, in Volume M76, Page 19738, Microfilm Records of Klamath County, Oregon. (Affects the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28; the NW $\frac{1}{4}$ of Section 29; and the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of Section 30, all in T. 40 S., R. 12 E.W.M.; also the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and that portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the Malin-Bonanza Highway in Section 24, T. 40 S., R. 11 E.W.M.)
8. Right of Way Option, including the terms and provisions thereof, granted to Pacific Power & Light Company, a corporation, recorded May 3, 1976, in Volume M76, Page 6491, Microfilm Records of Klamath County, Oregon. (Said easement is for a right of way

variable feet in width for electric transmission line of one or more wires and all necessary or desirable appurtenances, including towers, poles, props, guys and other supports, upon, over and across those certain premises situated in T. 40 S., R. 11, 12 E., Sections 28, 29, 30, 24, County of Klamath, State of Oregon.)

9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated August 9, 1977, recorded August 9, 1977, Volume M77, Page 14430, Microfilm Records of Klamath County, Oregon, in the original amount of \$6,000.00, wherein Dan C. Rajnus and Marla A. Rajnus, husband and wife, are mortgagor, and United States of America, acting through the Farmers Home Administration is mortgagee. (Affects easement recorded in Volume M78, Page 12223 and re-recorded in Volume M78, Page 13089.)

10. Easement created by instrument, including the terms and provisions thereof, dated September 28, 1977, recorded October 19, 1977, Volume M77, Page 20044, Microfilm Records of Klamath County, Oregon, in favor of Warren W. Haught, Jr. and Anna Haught. (Affects NW1/4NW1/4 of Section 29, T. 40 S., R. 12 E.W.M.)

11. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated October 19, 1977, recorded October 19, 1977, Volume M77, page 20050, Microfilm Records of Klamath County, Oregon, in the original amount of \$64,625.00, wherein Warren W. Haught, Jr. and Anna Haught, husband and wife, are mortgagor, and State of Oregon, represented and acting by the Director of Veterans' Affairs, is mortgagee. (Affects easement recorded in Volume M80, Page 4115 and Volume M83, Page 11798.)

12. Right of Way Easement, including the terms and provisions thereof, dated March 5, 1979, recorded May 7, 1979, Volume M79, page 10282, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, a corporation, for electric transmission and distribution lines.

13. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated August 9, 1979, recorded August 9, 1979, Volume M79, Page 19040, Microfilm Records of Klamath County, Oregon, in the original amount of \$129,500.00, wherein Roger L. Thorne and Nancy Ann Thorne, husband and wife, are mortgagor, and State of Oregon, represented and acting by the Director of Veterans' Affairs, is mortgagee. (Affects easement recorded in Volume M82, Page 5557.)

14. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated March 20, 1980, recorded March 20, 1980, Volume M80, page 5295, Microfilm Records of Klamath County, Oregon, re-recorded July 29, 1980, Volume M80, Page 14091, Microfilm Records of Klamath County, Oregon, in the original amount of \$38,875.00, wherein Warren W. Haught, Jr. and Anna Haught, husband and wife, are mortgagor, and State of Oregon, represented and acting by the Director of Veterans' Affairs, is mortgagee. (Affects easement recorded in Volume M83, Page 11798.)

15. Subject to the rules and regulations of Subdivision Ordinance No. 40, Klamath County, Oregon, as revised January 23, 1979.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 18th day of Nov. A.D. 19 83
at 4:30 o'clock P. M., and duly
recorded in Vol. M83 of Deeds
Page 19897

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 12.00