

46409

MTC-14504-L
STATUTORY WARRANTY DEED

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WALDORMILLS COMPANY ESTATE
AND WILLIAM GRAHAM WOOD, Grantor, conveys and warrants to
THE FOUR RIVERS, CO., the following described real property, free
of encumbrances except as specifically set forth:

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this conveyance
is \$ 625,000.00.

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

P.O. Box 153
Bly, Or 97622

Dated this 28th day of February, 1985.

William Graham Wood

William Graham Wood

Waldormills Company Estate

STATE OF OREGON]
County of Klamath] ss.

BY: William Graham Wood

On this the 28th day of February, 1985, personally
appeared the above-named WILLIAM GRAHAM WOOD and acknowledged to
me that he signed the above Statutory Warranty Deed as his
voluntary act and deed.

Before me:

Linda Steller

Notary Public for Oregon

My Commission expires: 7/13/85

After recording, return to:
PROCTOR, PUCKETT & FAIRCLO
280 Main
Klamath Falls, OR 97601

TAX STATEMENTS TO:
THE FOUR RIVERS, CO.,
P.O. Box 153
Bly, Oregon 97622

The following described real property situate in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

PARCEL 1:

Section 9: ALL

PARCEL 2:

Section 10: The SW $\frac{1}{2}$ NW $\frac{1}{2}$; the E $\frac{1}{2}$ Sw $\frac{1}{2}$; and the SE $\frac{1}{2}$
 Section 14: The S $\frac{1}{2}$ S $\frac{1}{2}$
 Section 15: ALL
 Section 16: ALL
 Section 22: The NE $\frac{1}{2}$; the N $\frac{1}{2}$ NW $\frac{1}{2}$; and the SW $\frac{1}{2}$ NW $\frac{1}{2}$
 Section 23: The N $\frac{1}{2}$ NE $\frac{1}{2}$; and the NW $\frac{1}{2}$

SUBJECT TO the following exceptions, exclusions and stipulations:

§ Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm use. If the land becomes disqualified for the special assessment under the statute an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment.

The rights of the public and of governmental bodies in and to any portion of the above property lying below the high water mark of Sprague River.

Reservations in Deed from United States of America to Lura W. Martin also, known as Laura Willis Robinson Martin, including $\frac{1}{2}$ interest in all subsurface rights, except water recorded October 14, 1957 in Book 295 at page 73, Deed Records of Klamath County, Oregon.
 Affects: E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{2}$, SE $\frac{1}{2}$ Section 15; W $\frac{1}{2}$ NW $\frac{1}{2}$, NE $\frac{1}{2}$ NW $\frac{1}{2}$ Section 22, Township 36 South Range 13 East of the Willamette Meridian

Reservations in Deed from United States of America to Lura W. Martin, including all subsurface rights, except water recorded November 12, 1958 in Book 295 at page 449, Records of Klamath County, Oregon.
 Affects: S $\frac{1}{2}$ S $\frac{1}{2}$ Section 16, Township 36 South Range 13 East of the Willamette Meridian

Right of way, including the terms and provisions thereof, given by Laura Willis Martin and Floyd A. Martin wife and husband to The California Oregon Power Company, a California corporation, recorded August 22, 1958 in Book 302 at page 394, Deed Records of Klamath County, Oregon.
 Affects: Sections 22 & 23 Township 36 South Range 13 East of the Willamette Meridian

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Reservations, including the terms and provisions as set forth in Land Status Report recorded October 20, 1958 in Book 305 at page 157, Deed Records of Klamath County, Oregon.
Affects: $W\frac{1}{2}NW\frac{1}{2}$, $NE\frac{1}{2}NW\frac{1}{2}$ Section 22; $E\frac{1}{2}E\frac{1}{2}SW\frac{1}{2}$ Section 15, Township 36 South Range 13 East of the Willamette Meridian

Reservations, including the terms and provisions thereof as set forth in Land Status Report recorded October 20, 1958 in Book 305 at page 153, Deed Records of Klamath County, Oregon.
Affects: $SE\frac{1}{2}$ Section 15, Township 36 South Range 13 East of the Willamette Meridian

Reservations, including the terms and provisions thereof as set forth in Land Status Report recorded October 20, 1958 in Book 305 at page 162, Deed Records of Klamath County, Oregon.
Affects: $S\frac{1}{2}S\frac{1}{2}$ Section 16, Township 36 South Range 13 East of the Willamette Meridian

Reservations, including the terms and provisions thereof as set forth in Land Status Report recorded December 15, 1958 in Book 307 at page 496, Deed Records of Klamath County, Oregon.
Affects: $SW\frac{1}{2}NW\frac{1}{2}$ Section 10; $W\frac{1}{2}SW\frac{1}{2}$, $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{2}$ Section 15 Township 36 South Range 13 East of the Willamette Meridian

Reservations, including the terms and provisions thereof, as set forth in Deed from the United States of America to Lura W. Martin recorded May 20, 1959 in Book 312 at page 513, Deed Records of Klamath County, Oregon.
Affects: $SE\frac{1}{2}$, $E\frac{1}{2}SW\frac{1}{2}$ Section 10; $N\frac{1}{2}$ Section 15; $N\frac{1}{2}$, $N\frac{1}{2}S\frac{1}{2}$ Section 16, Township 36 South Range 13 East of the Willamette Meridian

Reservations, including the terms and provisions thereof, as set forth in Deed, including subsurface rights, except water, recorded June 1, 1961 in Book 330 at page 95, Deed Records of Klamath County, Oregon.
Affects: $SW\frac{1}{2}$ $NW\frac{1}{2}$ Section 10; $W\frac{1}{2}SW\frac{1}{2}$, $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{2}$ Section 15, Township 36 South Range 13 East of the Willamette Meridian, Klamath County, Oregon

Reservations, restrictions and easements as contained in Deed of Tribal Property Recorded June 23, 1959 in Volume 313, page 468, Deed Records of Klamath County, Oregon.
Affects: Parcel 1

Right of Way Easement created by instrument, including the terms and provisions thereof,
Dated: July 31, 1978

Recorded: August 16, 1978

Volume: M78, page 18127, Microfilm Records of Klamath County, Oregon

In Favor of: Pacific Power & Light Company
For: Electric transmission and distribution line
Affects: 100 foot right of way in the $SE\frac{1}{2}SW\frac{1}{2}$ of Section 14

Subject to such rights for railroad purposes as the Oregon California and Eastern Railroad Company may have under the Act of March 2, 1899, (30 State. 990), as set out in Land Status Report recorded October 20, 1958 in Book 305 at page 153, deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 28th day of February A.D., 1985 at 4:43 o'clock P M, and duly recorded in Vol. M85, of Deeds on page 3047.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 13.00