

50501

WARRANTY DEED

Klamath Production Credit Association, Grantor, conveys and warrants to Farm Credit System Capital Corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

See Exhibit A, attached and incorporated herein.

Subject to and excepting:

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

2. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Sprague River and in and to said water.

3. Right of Way for transmission line, including the terms and provisions thereof, given by Loring T. Richardson, et ux., to The California Oregon Power Company, a California corporation, dated October 29, 1941, recorded December 17, 1941, in Volume 143 page 279, Deed records of Klamath County, Oregon. Affects Sec. 29

4. Right of Way for transmission line, including the terms and provisions thereof, given by W. L. Tucker and Elba Tucker, husband and wife, to The California Oregon Power Company, a California corporation, dated February 26, 1951, recorded March 8, 1951, in Volume 245 page 562, Deed records of Klamath County, Oregon. Affects Sec. 29

5. Right of Way for transmission line, including the terms and provisions thereof, given by W. L. Tucker and Elba Tucker, husband and wife, to the California Oregon Power Company, a California corporation, dated August 19, 1958, recorded August 22, 1958, in Volume 302 page 400, records of Klamath County, Oregon. Affects Sec. 29

6. Irrigation Ditch Easement, including the terms and provisions thereof, given by V. L. Rentle and Barbara Rentle, husband and wife, to Carson Merkley and Elizabeth Merkley, husband and wife, recorded

AFTER RECORDING,
RETURN TO:

Churchill, Leonard,
Brown & Donaldson
P. O. Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Farm Credit System Capital Corporation
520 South Holland Street
Suite 401
Wichita, Kansas 67209

1 - SPECIAL WARRANTY DEED
Churchill, Leonard, Brown & Donaldson
PO Box 804
Salem, Oregon 97308
(503) 585-2255

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February 23, 1972, in Volume M72 page 2769, Deed records of Klamath County, Oregon. Affects Sec. 29

7. Mortgage, including the terms and provisions thereof, executed by Vincil L. Rentle and Barbara A. Rentle, husband and wife to The Federal Land Bank of Spokane, a corporation in Spokane, Washington, dated May 22, 1973, recorded June 15, 1973, in Volume M73 page 7497, Mortgage Records of Klamath County, Oregon, to secure the payment of \$27,000.00.

8. Grant of Easement and Joint Use Agreement, including the terms and provisions thereof, between Wilbur J. Smith and Patricia L. Smith, husband and wife, and Rodney L. Hadley and Leeanna D. Hadley, husband and wife, dated March 15, 1982, recorded April 30, 1982, in Volume M82 page 5388, Deed records of Klamath County, Oregon.

9. Mortgage, including the terms and provisions thereof, executed by Wilbur J. Smith and Patricia J. Smith, husband and wife, to Klamath Production Credit Association, a corporation, dated July 21, 1982, recorded July 26, 1982, in Volume M82 page 9467, Mortgage Records of Klamath County, Oregon to secure the payment of \$196,886.00.

The true consideration for this conveyance is \$77,394.18.

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.

DATED this 26 day of June, 1985.

Klamath Production Credit Association

By: Greg Williams
Greg Williams, President

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 26th day of June, 1985, by Greg Williams, president of Klamath Production Credit Association, a corporation organized and existing under the Farm Credit Act of the Congress of the United States, as amended on behalf of the corporation.

KAL5:esk/dd3
1101041.03

Carol C. Chuders
Notary Public for Oregon

My commission expires: 10-18-86

2 - SPECIAL WARRANTY DEED

Churchill, Leonard, Brown & Donaldson
PO Box 804

Salem, Oregon 97308
(503) 585-2255

DESCRIPTION

10057

The following described real property situate in Klamath County, Oregon:
Township 36 South, Range 14 East of the Willamette Meridian

Section 20: SW $\frac{1}{4}$,

EXCEPTING THEREFROM that portion of Section 20 more particularly described as follows, to wit: Beginning at the intersection of the Easterly line of a county road, known as Ivory Pine Road, and the Southerly line of the O.C. & E. Railroad right-of-way; thence running along said right-of-way in a straight line in a Southeasterly direction 10 chains; thence South parallel to the Easterly line of said county road 20 chains; thence Westerly parallel to the Southerly line of said railroad right-of-way 10 chains to the Easterly line of said road; thence North along said Easterly line 20 chains to the point of beginning.

ALSO SAVING AND EXCEPTING: Beginning at the intersection of the Easterly line of a county road, known as Ivory Pine Road, and the Southerly line of the O. C. & E. Railroad right of way, thence running along said O. C. & E. right of way in a straight line in a Southeasterly direction 660 feet to the true point of beginning; which is also the Northeast corner of the parcel of land excepted in "Parcel 2" of Volume M76 page 19665, Deed records of Klamath County, Oregon; thence continuing along said right of way in a Northerly direction to a point where the right of way line changes direction to the Southeast, thence continuing along said right of way in a Southeasterly direction 675 feet; thence leaving said right of way in a Southwesterly direction to a point which bears South parallel to said County road 1320 feet; from the true point of beginning, said point also being the Southeast corner of that parcel of land excepted in "Parcel 2" of Volume M76 page 19665, Deed records of Klamath County, Oregon, thence North parallel to the Easterly line of said County Road 1320 feet to the true point of beginning.

Section 28: Beginning at a point where the Southerly right of way of the Klamath Falls-Lakeview Highway intersects the Westerly line of Section 28; thence South along said Section line 900 feet to a point; thence East 660 feet to a point; thence North 330 feet to a point; thence East to a point on the Southerly right-of-way of Klamath Falls-Lakeview Highway; thence Northwesterly along said Highway to the point of beginning;

ALSO including that portion of the W $\frac{1}{2}$ of Section 28 lying between the O.C. & E. Railroad and the Klamath Falls-Lakeview Highway.

SAVING AND EXCEPTING THEREFROM the following: Beginning at the intersection of the North-South centerline of Section 28 and the Southerly line of the O. C. & E. Railroad right of way; thence South along said centerline to the North line of the Klamath Falls Lakeview Highway; thence along said North line in a Northwesterly direction 714 feet; thence leaving said North line at right angles and in a Northeasterly direction and running to the South line of the O. C. & E. Railroad right of way; thence along said South line of the Railroad right of way in a Southeasterly direction to the point of beginning.

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Section 29: All land lying Northeasterly of the Klamath Falls-Lakeview Highway and Southwesterly of the O. C. & E. Railroad.

SAVING AND EXCEPTING THEREFROM the following: NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southwesterly of the O. C. & E. Railroad, N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ all lying Northeasterly of Klamath Falls-Lakeview Highway.

SAVING AND EXCEPT THEREFROM all the above that portion thereof lying within the right of way of the Oregon-California & Eastern Railroad Company and that portion thereof lying within the right of way of the Klamath Falls-Lakeview Highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .
this 1st day of July A. D. 19 85 at 10:12 o'clock A M., and
duly recorded in Vol. M85, of Deeds on Page 10055

EVELYN BIEHN, County Clerk

By *Pam Smith*
Fee: \$17.00