

63103

WARRANTY DEED
MTC-10579-L

Gerald Gordon Arant and Jeanie Elizabeth

KNOW ALL MEN BY THESE PRESENTS, That Gerald Gordon Arant and Jeanie Elizabeth Arant, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward R. Stuedli and Pauline Helen Stuedli, Trustee of the Black Oak Ranch Trust, 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:

"REFER TO THE LEGAL DESCRIPTION AS SET FORTH ON THE REVERSE OF THIS DOCUMENT"

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 set forth on the reverse of this document and those apparent upon the land, if any, and that as of the date of this deed, grantor will warrant and forever 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 \$176,899.14. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 25th day of June, 1986; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 25th, 1986.

Personally appeared the above named
Gerald Gordon Arant and
Jeanie Elizabeth Arant

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

Notary Public for Oregon
My Commission expires: 8/16/88

Gerald Gordon Arant and Jeanie Elizabeth Arant

GRANTOR'S NAME AND ADDRESS
Trustees of the Black Oak Ranch Trust
8441 Dehlinger Lane
Klamath Falls, Oregon 97601

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

Gerald Gordon Arant

Gerald Gordon Arant

Jeanie Elizabeth Arant

STATE OF OREGON, County of

Personally appeared, 19, and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

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 file/reel number

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
Deputy

By

DESCRIPTION

11321

PARCEL 1

$E\frac{1}{2}SE\frac{1}{2}$ and $SE\frac{1}{2}NE\frac{1}{2}$ of Section 6, Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM that portion of $SE\frac{1}{2}NE\frac{1}{2}$ lying East of the G Canal and ALSO EXCEPTING $SE\frac{1}{2}SE\frac{1}{2}$ and the portion of $NE\frac{1}{2}SE\frac{1}{2}$ lying Westerly of Great Northern Railroad right of way and Southerly of the U.S.R.S. G-1-A Ditch. And ALSO EXCEPTING those portions conveyed to USA by Deeds recorded September 19, 1930, book 93, page 47, and recorded October 15, 1935, book 105, page 275; and that portion conveyed to Great Northern Railway Company by Deed recorded April 11, 1931, book 95, page 96, records of Klamath County, Oregon.

PARCEL 2

$W\frac{1}{2}SE\frac{1}{2}$ and Government Lots 5 and 6 of Section 6, in Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THAT PORTION commencing at the Southwest corner of Section 6; thence South $89^{\circ}54'30''$ East, along the South Boundary of Section 6, 1896.49 feet to the Meander Corner on the left bank of Lost River for the true point of beginning; thence South $89^{\circ}54'30''$ East, 375.01 feet; thence North $0^{\circ}05'30''$ East, 96.90 feet, thence Northwesterly, 1182.55 feet along the arc of a 1358.73 foot radius curve to the right (which arc has a long chord of North $47^{\circ}14'$ West, 1145.58 feet), more or less to the Meander Line of Lost River; thence following said Meander Line South $4^{\circ}00'$ East, 593.36 feet; thence South $68^{\circ}00'$ East, 330.00 feet; thence South $36^{\circ}45'$ East, 198.00 feet to the true point of beginning.

LESS that part of the above described tract lying within Dehlinger Lane.

SUBJECT TO:

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. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Lost River.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Reclamation Project.
5. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an addition tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land, and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

EXCEPTIONS CONTINUED ON ATTACHED

EXCEPTIONS CONTINUED:

11322

6. An easement created by instrument, including the terms and provisions thereof.
Dated: March 18, 1922
Recorded: March 23, 1922
Book: 58, page 421, according to the Deed Records of Klamath County, Oregon
In Favor of: American National Bank
For: An easement in pipe line for irrigation purposes
Affects: Across Northerly part of SE $\frac{1}{2}$ NE $\frac{1}{2}$
7. Reservation contained in Deed from J. A. Gordon, trustee to Sam P. Dehlinger, dated April 20, 1922; recorded August 28, 1922; book 60, page 50, according to the Deed Records of Klamath County, Oregon, for construction of irrigation ditch and flow of water.
(Affects SE $\frac{1}{2}$ NE $\frac{1}{2}$)
8. Reservations contained in Deed from T. B. Watters and Evelyn Watters to S. P. Dehlinger and Freda Dehlinger, dated January 5, 1927; recorded march 5, 1927; book 74, page 394, according to the Deed Record of Klamath County, Oregon.
9. Agreement, including terms and provisions, recorded December 19, 1927; book 79, page 248, according to the Deed Records of Klamath County, Oregon; between the USA and S. P. Dehlinger and Freda Dehlinger, regarding reclamation and irrigation.
10. An easement created by instrument, including the terms and provisions thereof.
Dated: February 16, 1929
Recorded: March 28, 1929
Book: 85, page 488, according to the Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company, a California Corporation
For: 10' wide pole line
Affects: Across E $\frac{1}{2}$ SE $\frac{1}{2}$ and SE $\frac{1}{2}$ NE $\frac{1}{2}$, Section 6
11. An easement created by instrument, including the terms and provisions thereof.
Dated: April 7, 1933
Recorded: May 12, 1933
Book: 101, page 38, according to the Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company, a California Corporation
For: Pole line
Affects: Across Lot 5, Section 6
12. An easement created by instrument, including the terms and provisions thereof.
Dated: February 1, 1960
Recorded: February 4, 1960
Book: 318, page 637, according to the Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company, a California Corporation
For: 15' wide pole and wire line
Affects: Across SE $\frac{1}{2}$ NE $\frac{1}{2}$, Section 6 and SW $\frac{1}{2}$ NW $\frac{1}{2}$, Section 5

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

on this 27th day of June A.D. 19 86
at 4:06 o'clock P.M. and duly recorded
in Vol. M86 of Deeds Page 11320
Evelyn Biehn, County Clerk
By [Signature]

Fee, \$16.00

Deputy.