

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER A. MOUDRY, 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:

REFERENCE IS MADE A PART ~~HEREOF~~ 25 0901



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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed and that 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 \$ 35,000.00

part of the whole

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 30 day of July, 1986; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

ROBERT NAYLOR WILSON

(If executed by a corporation,
affix corporate seal)

X Richard Bruce Wilson
RICHARD BRUCE WILSON

STATE OF OREGON

STATE OF OREGON, County of _____)

County of LANE
July 30 19 86

Personally appeared _____ and _____

Personally appeared the above named
Robert Naylor Wilson & Richard Bruce
Wilson

..... who, being duly sworn,
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 acknowledged the foregoing instrument to be ^{their} voluntary act and deed.

....., a corporation, 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

Notary Public for Oregon

My commission expires: 11/08/1988

My commission expires:

Robert Taylor Wilson & Richard Bruce Wilson
94816, Tortaahl Road
Junction City, OR 97448

Christopher A. Moudry
P.O. Box 446
Merrill, OR 97633

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON.

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 _____, _____
 Record of Deeds of said county.

~~Witness my hand and seal of
County affixed.~~

Recording Officer
Deputy

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32 and the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 33, all in Township 40 South, Range 11 East of the Willamette Meridian.

EXCEPTING therefrom the following described parcels:

A parcel of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 32 and in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 33, Township 40 South, Range 11 East, W.M., more particularly described as follows:
Beginning at an iron pipe marking the Quarter Section corner common to Sections 32 and 33, Township 40 South, Range 11 East, W.M.; thence North 89°35' East along the east-west centerline of said Section 33, 560.70 feet to an iron pipe; thence South 0°0-3/4' East 2369.3 feet to an iron pipe; thence South 89°56-3/4' West 1870.0 feet to an iron pipe on the Easterly right of way boundary of the County Road as the same is presently located and constructed on the ground (said County Road right of way deed being recorded at pages 387 and 389, Volume 118, Deed Records of Klamath County); thence North along the said Easterly County Road right of way boundary 2364.5 feet to a point on the east-west centerline of said Section 32; thence N. 89°55 $\frac{1}{2}$ ' East along the east-west centerline of the said Section 32, 58.0 feet to an iron pipe reference monument; thence continuing North 89°55 $\frac{1}{2}$ ' East 1251.1 feet, more or less, to the point of beginning.

ALSO EXCEPTING, therefrom:

The East one-half of the East one-half of the West one-half of the Southwest one-quarter of Section 33 Township 40 South Range 11 East of the Willamette Meridian.

AND FURTHER EXCEPTING therefrom:

Those portions conveyed to Klamath County, Oregon State and United States of America, for road purposes as described in Volume 118, page 387, Deed records of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. 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 additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given. (Affects Tax Lot 4011-3200-1900 only)
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. Rules, regulations, liens, assessments, of Adams Point Improvement District, and any unpaid charges or assessments in connection therewith, as disclosed in Volume 6 of Incorporations Records, Volume 6, Instrument No. 99791.
6. Covenants, conditions, restrictions, and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by Patent from the United States to William Henry Hadley, including the terms and provisions thereof, Recorded: September 28, 1917 Book: 47, page 309, Deed records of Klamath County, Oregon.
7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project, as disclosed by an Agreement, including the terms and provisions thereof, between the United States and W. H. Hadley, et ux, dated June 1, 1931, in Volume 95, page 483, Deed records of Klamath County, Oregon.

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8. Agreement concerning Irrigation Pump and ditches, including the terms and provisions thereof, wherein Donald F. Hubbell and Hazel J. Hubbell are the first parties and Frank Hadley is the second party. Dated on March 13, 1942, and recorded in Volume 146, page 401, Deed Records of Klamath County, Oregon.
9. A Grant of Right-of-Way created by instrument, including the terms and provisions thereof.
Dated: March 25, 1957
Recorded: March 28, 1957
Book: 290, page 521, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: A right-of-way
10. A Grant of Easement created by instrument, including the terms and provisions thereof.
Dated: September 3, 1979
Recorded: June 17, 1980
Volume: M80, page 11108, Microfilm Records of Klamath County, Oregon
In favor of: Charles V. Shuck and Joanna Shuck, husband and wife
For: An easement across the property in order to pump and transport irrigation water
11. A Right-of-Way Easement created by instrument, including the terms and provisions thereof.
Dated: June 3, 1982
Recorded: July 8, 1982
Volume: M82, page 8570, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Right-of-Way for an electric transmission and distribution line
12. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ August _____ A.D., 19 86 at 11:10 o'clock _____ A. M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page 13778

FEE \$18.00

Evelyn Biehn, County Clerk
By *Sam Smith*