

73577

MTC #2161

WARRANTY DEED (INDIVIDUAL)

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6523

MEDICINE MOUNTAIN RANCH, A Limited Partnership

FERRIS M. STOTLER and EDWARD D. LANDELS, each as to an undivided  $\frac{1}{2}$  interest hereinafter called grantor, convey(s) to all that real property situated in the County of Klamath, State of Oregon, described as:

The following described real property in the County of Klamath, State of Oregon all in Township 36 South, Range 12 East of the Willamette Meridian:  
Section 23: Government Lots 1, 8, 9, 16, 17, 18, 23, 24, 25, 26, 31 and 32 and all that portion of Lots 2, 7, 10, and 15 lying Easterly of a line 20 feet West of the West Bank of the canal and Brown Mineral Creek.

Section 24: The  $W\frac{1}{2}$

Section 26: The  $NE\frac{1}{4}$ ;  $NE\frac{1}{4}SE\frac{1}{4}$

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ \_\_\_\_\_.

Dated this 9th day of December 19 83

MEDICINE MOUNTAIN RANCH, a limited partnership  
By: Fred W. Koehler, Jr. General Partner

By: Fred W. Koehler, Jr. General Partner  
Haril W. Newton, by his attorney in fact  
Fred W. Koehler, Jr. Attorney in fact

STATE OF OREGON, County of Klamath

December 9

FRED W. KOEHLER, JR., general partner, 19 83 personally appeared the above named instrument to be his voluntary act and deed, and acknowledged the foregoing

Before me:

Wardene T. Addington  
Notary Public for Oregon

My commission expires: 3-22-85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

MEDICINE MOUNTAIN RANCH  
a Limited Partnership

TO

Ferris M. Stotler  
Edward D. Landels

After Recording Return to:  
Ferris M. Stotler  
Edward D. Landels  
P.O. Box 38  
Beatty, OR 97621

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_

1. Reservations for State Highway, existing easements for public roads and highways, public utilities and railroads, pipelines and any other easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958 in Volume 301 at page 246; dated September 10, 1958, recorded September 10, 1958 in Deed Volume 303 at page 303, Records of Klamath County, Oregon. (Affects E $\frac{1}{2}$ SE $\frac{1}{4}$  Sec. 23, NE $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 24, E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 26, Twp 36 S., R 12 EWM.)
2. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
3. Part of this property is within the boundaries of Spring Creek Irrigation Unit established by Klamath Indian Agency and is apparently now operated by the water users. It is therefore subject to such uses and obligations as have been established by such users.
4. Right of way easement, 80 feet in width, including the terms and provisions thereof, for the Klamath Falls-Lakeview Highway, recorded July 1, 1959 in Deed Volume 313 at page 591. (Across Sec. 23, Twp 36 S., R 12 EWM.)
5. Reservations and restrictions, including the terms and provisions thereof, in access road easement to the United States of America and Portland General Electric Company, an Oregon Corporation, recorded on June 24, 1966 in Klamath County Records, Book M-66 at page 6455. (Affects NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 24, Twp 36 S., R 12 EWM.)
6. Transmission Line Easement, including the terms and provisions thereof, to the United States of America, recorded September 27, 1965, in Volume M-65 at page 2005, which provided the Portland General Electric Company to have the right to use the easement provided for therein for access to and from its adjoining transmission line right of way. (Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Sec. 24, E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Sec. 26, Twp 36 S., R 12 EWM.)
7. An access road easement created by instrument, including the terms and provisions thereof, dated June 20, 1967, recorded June 21, 1967 in M-67 at page 4669 in favor of Pacific Northwest Bell Telephone Company. (Affects NW $\frac{1}{4}$  Sec. 24, Twp 36 S., R 12 EWM.)
8. An easement created by instrument, including the terms and provisions thereof, dated May 6, 1970, recorded June 19, 1970 in Book M-70 at page 5064, Microfilm Records, in favor of Pacific Power and Light Co., for electric transmission line over the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 24, Twp 36 S., R 12 EWM.
9. Reservations as set forth in deed from Walter LeRoy Scott to Ernest W. Morgan, recorded July 18, 1959 in Deed Volume 301 at page 143, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads, and pipelines and for any other easements or rights of way of record. All sub-surface rights except water, are hereby reserved in trust for the grantor, Walter LeRoy Scott." (Affects Lots 18, 23, 26 and 31, Sec. 23, Twp 36 S., R 12 EWM.)
10. Grant of right of way, including the terms and provisions thereof, given by Hiram R. Robbins and Winnie J. Robbins, husband and wife, to the California Oregon Power Company, a California Corporation, dated August 18, 1958, recorded August 22, 1958 in Volume 302 at page 396, Deed Records of Klamath County, Oregon. (Affects NW $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 26, Twp 36 S., R 12 EWM.)
11. Easement, 25 feet in width, including the terms and provisions thereof, to the California Oregon Power Company, a California Corporation, dated June 19, 1946, recorded July 16, 1946 in Deed Volume 192 at page 226 & 232 Records of Klamath County, Oregon. (Affects SW $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 24, Twp 36 S., R 12 EWM.)
12. Reservation of all subsurface rights, including the terms and provisions thereof, in the W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 26, Township 36 South, Range 12 East of the Willamette Meridian as in Deed Volume M-66 at page 1821.
13. An easement created by instrument, including the terms and provisions thereof,  
 Dated : August 19, 1958  
 Recorded : August 22, 1958  
 In favor of : California Oregon Power Company  
 (Pt. NE $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 26, NW $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 25, S $\frac{1}{2}$  Sec. 24)

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15. An easement created by instrument, including the terms and provisions thereof,

Dated : April 15, 1977  
Recorded : May 26, 1977  
For : An easement over the Northerly 30 feet of the NW¼ of Section 24 for roadway purposes

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16. An easement created by instrument, including the terms and provisions thereof,

Dated : September 19, 1979  
Recorded : October 2, 1979

In favor of : Pacific Power and Light Company, a corporation  
For : 145 foot wide electric transmission line

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17. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON,

County of Klamath } ss.

On this the 9th day of December, 1983 personally appeared  
FRED W. KOEHLER, JR.  
who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
HARIL W. NEWTON, general partner  
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

Before me:

Barlene J. Addington  
Notary Public for Oregon  
My Commission expires 3-22-85

ATTORNEY IN FACT ACKNOWLEDGMENT  
Form No. 9-13  
(Previous Form No. Form 159)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day  
of April A.D., 19 87 at 8:46 o'clock A M., and duly recorded in Vol. M87  
of Deeds on Page 6523

FEE \$18.00

Evelyn Biehn, County Clerk  
By John Smith

