

73760

MTG-17832-K
 STATUTORY
 SPECIAL WARRANTY DEED

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INTERSTATE PRODUCTION CREDIT ASSOCIATION, Grantor,
 conveys and specially warrants to PAUL J. ARRITOLA, Grantee, the
 real property described on attached Exhibit A, free of
 encumbrances created or suffered by the Grantor except as
 specifically set forth on attached Exhibit B.

The true consideration for this conveyance is FIFTY
 FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00).

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.

DATED this 20th day of April, 1987.

INTERSTATE PRODUCTION
 CREDIT ASSOCIATION

By: [Signature]
 Its: Agent

STATE OF OREGON

County of Marion

NOTARY

The foregoing instrument was acknowledged and sworn or
 affirmed to before me this 20th day of April, 1987,
 by Paul J. Arritola, the Agent
 of Interstate Production Credit Association, on behalf of the
 corporation.

[Signature]
 Notary Public for Oregon
 My commission expires: August 1989

Until a change is requested, all tax statements shall be sent
 to the following address: Paul J. Arritola, 8622 Rockinghorse
 Lane, Klamath Falls, Oregon 97603

Return: MTC

'87 APR 22 PM 2 48

EXHIBIT A
DESCRIPTION OF PROPERTY

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PARCEL A: The W1/2SW1/4SE1/4 in Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the right of way for the U.S.R.S. East Branch Canal as now constructed across said tract.

PARCEL B: The SW1/4 of the NE1/4 and Lot 3 of Section 21; ALSO, beginning at the Southeast corner of the NW1/4 of NE1/4 of Section 21; thence West 80 rods; thence North 42 rods; thence East 80 rods; thence South 42 rods to the Place of Beginning, and being in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; ALSO all of the W1/2 of NW1/4 of NE1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of that certain tract deeded to Adah Brown, described on page 125, Volume 26, Deed Records of Klamath County, Oregon, EXCEPT rights of ways for canals and laterals as presently located thereon.

PARCEL C: All of the W1/2 of the E1/2 of the SW1/4 of the SE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying South of the O.C. & E. R. R. right of way and excepting the right of way of the U.S.R.S. East Branch Canal AND The Northerly 38 rods of the W1/2 of the E1/2 of the NW1/4 of the NE1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian.

EXHIBIT B
EXCEPTIONS

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1. 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.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
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 Basin Improvement District.
5. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Lost River Reservoir.
6. Deed to the United States for drains, canals, and laterals, dated December 17, 1907, recorded December 18, 1907 in Volume 23, page 297, Microfilm Records of Klamath County, Oregon.
7. An Easement created by instrument, including the terms and provisions thereof dated February 20, 1930, recorded February 28, 1930 in Volume 91, page 37, Microfilm Records of Klamath County, Oregon in favor of The United States of America, for a perpetual Right of Way and Easement to flow all that portion of Lot 3 and the SE1/4NE1/4 in Section 21, Township 39 South, Range 10 East, lying below the contour having an elevation of 4092' above sea level.
8. Deed to Oregon, California, and Eastern Railway Company, including the terms and provisions thereof, dated February 26, 1931, recorded February 26, 1931 in Volume 93, page 623, Microfilm Records of Klamath County, Oregon.
9. Subject to the rules and regulations of Subdivision Ordinance No. 40, Klamath County, Oregon, as revised January 23, 1979.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 22nd day
of April A.D. 19 87 at 2:48 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 6813.

FEE \$18.00

Evelyn Biehn, County Clerk
By [Signature]