

74008
NOTICE 34442

KLAMATH COUNTY TITLE COMPANY
P.O. BOX 151
KLAMATH FALLS, OREGON 97601

LAND TAX STATEMENTS NO:

WARREN S. WIRE & DAVID CHAY, V.O.
1077 OCEAN LANE, SUITE 2
CAMERON PARK, CALIFORNIA 95602

Check and the
return received
for recording
into the
title where
used

STATE OF OREGON 107 Page 1

County of _____

I certify that the within instrument
was submitted for recording on the _____ day
of _____, 1987,
at _____ o'clock _____ A.M. and recorded
in Book _____ on page _____ of the
files for recording _____, Clerk
and of County of said County.

Witness my hand and seal of Office
afford.

Clerk

By _____ County

WARRANTY DEED

THE GRANTOR, INTERSTATE PRODUCTION CREDIT ASSOCIATION, a corporation
organized and existing under the Farm Credit Act of the Congress of the
United States, as amended, with its principal place of business in Klamath
Falls, Oregon, for and in consideration of \$350,000.00 and other valuable
consideration in hand paid, conveys and warrants to WARREN S. WIRE and
DAVID CHAY, V.O., the following described real property, situate in the
County of Klamath, State of Oregon, to-wit:

Township 40 South, Range 13 East of the Willamette Meridian:

Section 23: SEE

Section 26:

SW1/4, NW1/4, NE1/4, NWSE1/4 and portion of the NW1/4
described as follows: Beginning at a point 1000 feet
East of the corner common to Sections 22, 23, 24 and 25
all in Township 40 South, Range 13 E.W.M., thence
Southerly and Easterly 1500 feet, more or less, to a
point where said course intersects the East line of the
SW1/4 of Section 26, thence North along said
subdivision line to the Northeast corner of the NW1/4
of said Section 26, thence West 300 feet to the point
of beginning, containing 5 acres, more or less.

TOGETHER WITH: All covenants, hereditaments, rights, easements,
privileges, appurtenances thereto belonging or any wise
appertaining, improvements thereon, reversions, remainders, rents.

(DESCRIPTION CONTINUED ON THE REVERSE SIDE HEREOF)

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 22 day of APRIL, 1987.

INTERSTATE PRODUCTION CREDIT ASSOC.

By: Michael J. Chase
Michael J. Chase, Credit Officer

STATE OF OREGON, County of Klamath) ss:

April 22, 1987

Before me, this 22nd day of April, 1987,
personally appeared MICHAEL J. CHASE, known to me to be the Credit Officer
of the corporation that executed the foregoing instrument and acknowledged
said instrument to be the free and voluntary act and deed of said
corporation, for the uses and purposes therein mentioned, and that in
executed the same, and on each stated that he was authorized to execute
said instrument.

(SEAL)

KENNETH L. PROCK
NOTARY PUBLIC - OREGON

My Commission Expires: 12/4/87

Michael J. Chase
MICHAEL J. CHASE
My Commission Expires: 12/4/87

(PROPERTY DESCRIPTION, CONTINUED:)

issues and profits thereof, together with all of the rights of the use of water for irrigating the above-described real property, however evidenced, to which Vendor is now entitled, or which are now used on said real property, however the same may be evidenced, and together with all shares of stock or shares of water in any ditch or irrigation company which, in any manner, entitles the use of water for irrigating upon the real property within the metes and bounds of the above description, and together with irrigation equipment, including, but not limited to, all pumps, motors, wheellines, mainlines, and accessories, and replacement thereof.

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Langell Valley Irrigation District.
4. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
5. Right of way, including the terms and provisions thereof, executed by E. E. Ralston to Ivan E. Kilgore and Gladys A. Kilgore, recorded October 3, 1916, in Volume 50, Page 488, Deed Records of Klamath County, Oregon.
6. Perpetual Easement, including the terms and provisions thereof, given by Anton Suty, et al, to Robert Cahill and Helen Cahill, husband and wife, dated March 1, 1940, recorded March 17, 1940, in Volume 319, Page 501, Deed Records of Klamath County, Oregon.
7. Perpetual Easement, including the terms and provisions thereof, given by Anton Suty, et al, to Robert C. Thompson and Josie J. Thompson, husband and wife, dated March 7, 1940, recorded March 17, 1940, in Volume 319, Page 503, Deed Records of Klamath County, Oregon.
8. Easements, including the terms and provisions thereof, as disclosed by conveyance from Anton Suty and Paulina Suty to Langell Valley Irrigation District, dated May 11, 1946, recorded June 16, 1947, in Vol. M-57, Page 4538, Deed Records of Klamath County, Oregon.
9. Mortgage, including the terms and provisions thereof, executed by Anton W. Suty, Jr. and Carol V. Suty, husband and wife, Stephen Suty, unmarried; Anton Suty III, unmarried, to The Federal Land Bank of Spokane, a corporation in Spokane, Washington, dated April 15, 1940, recorded April 18, 1940, in Vol. M-20, Page 7371, Mortgage Records of Klamath County, Oregon, to secure the payment of \$375,000.00.

STATE OF OREGON, COUNTY OF KLAMATH:

Find for record a copy of _____
 of _____
 A.D. 19 _____
 at _____
 on Page _____
 By _____
 Clerk

FEE \$12.00