

76436

MTC-17446-L
CONTRACT MEMOVol. MS7 Page 11598

KNOW ALL MEN BY THESE PRESENTS, that THE FEDERAL LAND BANK OF SPOKANE, under written contract dated the 22 day of June, 1987, is selling and WILLIAM V. HILL and LILLIAN M. HILL, each to a 1/3 interest WILLIAM V. HILL, JR. as to a 1/3 interest real property described in Exhibit "A" attached hereto and made a part hereof as if fully written herein.

True and actual consideration for said contract is \$220,000.00.

IN WITNESS WHEREOF, Parties have executed this instrument on the 22 day of June, 1987

THE FEDERAL LAND BANK
OF SPOKANE

Eldwin Sorensen
ELDWIN SORENSEN, Credit Officer
SELLER

William V. Hill, Jr.
WILLIAM V. HILL, JR.
William V. Hill
WILLIAM V. HILL
Lillian M. Hill
LILLIAN M. HILL
BUYERS

STATE OF OREGON }
County of Klamath } ss.

Personally appeared the above named Eldwin Sorensen, Credit Officer for Farm Credit Services and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Linda Stelle
Notary Public for Oregon
My Commission Expires: 7/13/89

STATE OF OREGON }
County of Klamath } ss.

Personally appeared the above named William V. Hill and Lillian M. Hill, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Linda Stelle
Notary Public for Oregon
My Commission Expires: 7/13/89

11599

1 STATE OF OREGON)
2 County of ^{Gilliam} ~~Klamath~~) ss.

3 Personally appeared before me the above named William V.
4 Hill, Jr. and acknowledged the foregoing instrument to be his
voluntary act and deed.



Christy M. Hill
Notary Public for Oregon
My Commission Expires: *N/A*
Gilliam County Clerk

11 *Return:*
12 *MTC.*

15 Until a change is requested,
16 all tax statements shall be
sent to the following:

17 *William V. Hill*

18 *P.O. Box 365*

19 *Bly, Oregon 97622*

Parcel 1:

The E 1/2 NE 1/4 of Section 15, Township 39 South, Range 11 East of the Willamette Meridian;

SAVING AND EXCEPTING Beginning at a point on the North line of said Section 15 at a point 531 feet West of the Northeast corner thereof; thence West along said North line to the Northwest corner of the NE 1/4 NE 1/4 of said section; thence South along the West line of said NE 1/4 NE 1/4 a distance of 185 feet to a point; thence East parallel to the North line of said section a distance of 789 feet, more or less, to a point on the West line of parcel conveyed to Lost River Cemetary Association, Inc., by deed Volume 236, page 572, thence North along the West line of said parcel to the point of beginning.

ALSO SAVING AND EXCEPTING from the above described parcel that portion thereof conveyed to Lost River Cemetary Association, Inc., by deed recorded December 16, 1949, in Deed Volume 236, page 572, records of Klamath County, Oregon.

PARCEL 2:

That part of Tracts 7, 8 and 9 lying Southwesterly of the Bonanza-Lorella County Road, all in Riverside Tracts in Sections 11 and 14, Township 39 South, Range 11 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The SW 1/4 SW 1/4 of Section 11 lying Southwesterly of the Bonanza-Lorella County Road in Township 39 South, Range 11 East of the Willamette Meridian.

ALSO that portion of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows: Beginning at the intersection of the East line of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, and the North line of the Bonanza-Lorella County Road; thence Westerly along said Northerly line a distance of 193 feet; thence North to the South line of Lost River; thence Southeasterly along the South line of Lost River to the East line of said SW 1/4 SW 1/4; thence South along said East line to the point of beginning.

EXCEPTING from the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, the following: Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

That portion of the SE 1/4 NE 1/4 and NE 1/4 NW 1/4 lying Southwesterly of the Bonanza-Lorella County Road and all of the SW 1/4 NE 1/4, NW 1/4 NW 1/4 and S 1/2 NW 1/4 and S 1/2 of Section 14 Township 39 South, Range 11 East of the Willamette Meridian. EXCEPTING the East 1200 feet of the South 330 feet of the SE 1/4 SE 1/4.

The NW 1/4, W 1/2 NE 1/4, and NE 1/4 NE 1/4, EXCEPTING the East 1200 feet of said NE 1/4 NE 1/4 of Section 23, Township 39 South, Range 11 East of the Willamette Meridian.

EXHIBIT "A"
Page Two

SUBJECT TO:

Residential Lease between the Federal Land Bank of Spokane as Lessor and Merle and Virginia Whitton as lessees executed January 9, 1987.

ALSO SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads and highways.
2. 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.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Langell Valley Irrigation District.

5. An easement created by instrument, including the terms and provisions thereof,
Dated: January 7, 1941
Recorded: January 31, 1941
Book: 135, page 171, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: Lot 7, Riverside Tract .

An easement created by instrument, including the terms and provisions thereof,
Dated: January 7, 1941
Recorded: January 31, 1941
Book: 135, page 175, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: SW1/4 SW1/4 Section 11

An easement created by instrument, including the terms and provisions thereof,
Dated: January 16, 1941
Recorded: January 31, 1941
Book: 135, page 177, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: N1/2 NW1/4 Section 14

An easement created by instrument, including the terms and provisions thereof,
Dated: June 10, 1941
Recorded: July 2, 1941
Book: 139, page 195, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: pole and wire line
Affects: NE1/4 NE1/4 Section 15

EXHIBIT "A"
Page Three

An easement created by instrument, including the terms and provisions thereof,
Dated: June 18, 1951
Recorded: June 28, 1951
Book: 248, page 249, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: SW1/4 SW1/4 Section 11

An easement created by instrument, including the terms and provisions thereof,
Dated: September, 1953
Recorded: October 5, 1953
Book: 263, page 261, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: Lots 7, 8 & 9 Riverside Tracts and NE1/4 NW1/4 and SE1/4 NE1/4 Section 14

An easement created by instrument, including the terms and provisions thereof,
Dated: February 9, 1966
Recorded: February 18, 1966
Volume: M66, page 1413, Microfilm Records of Klamath County, Oregon
Re-recorded: March 29, 1966
Volume: M66, page 2735, Microfilm Records of Klamath County, Oregon
In Favor of: The United States of America
For: 150' wide transmission line and access road easement
Affects: SE1/4 NE1/4 and NE1/4 Section 14 and W1/2 NE1/4 Section 23

An easement created by instrument, including the terms and provisions thereof,
Dated: April 19, 1966
Recorded: April 21, 1966
Volume: M66, page 8550, Microfilm Records of Klamath County, Oregon
In Favor of: The United States of America
For: 150' wide transmission line and access road easement
Affects: A portion of Sections 14 and 23 and Tracts 8 and 9 Riverside Tracts

An easement created by instrument, including the terms and provisions thereof,
Dated: August 31, 1979
Recorded: September 14, 1979
Volume: M79, page 21914, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power and Light Company
For: 145' wide electric transmission line
Affects: W1/2 NE1/4 and NE1/4 NE1/4 Section 23 and SW1/4 SE1/4, E1/2 SE1/4 and SE1/4 NE1/4 Section 14

An easement created by instrument, including the terms and provisions thereof,
Dated: March 3, 1980
Recorded: March 6, 1980
Volume: M80, page 4246, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power and Light Company
For: 145' wide electric transmission line
Affects: W1/2 NE1/4 and NE1/4 NE1/4 Section 23 and SW1/4 SE1/4, E1/2 SE1/4 and SE1/4 NE1/4 Section 14

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day of July A.D. 19 87 at 3:52 o'clock P. M., and duly recorded in Vol. M87 of Deeds on Page 11598.

FEE \$21.00

Evelyn Biehn County Clerk
By Bernetha A. Ketsch