

SPECIAL WARRANTY DEED

MTC-18899L

THE GRANTOR, THE FEDERAL LAND BANK OF SPOKANE, a corporation, for and in consideration of \$85,000.00 and other valuable consideration in hand paid, conveys and warrants to JANICE K. HUTCHINSON the following described real property, situate in the County of Klamath, State of Oregon, to wit, free of encumbrances by, through, or under Grantor except as specifically set forth below:

The East half of the Southwest Quarter of Section 2, in Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, together with any and all easements appurtenant thereto, including that certain easement over the lands adjudged to belong to Stella E. Williams, by decree of the Circuit Court of the State of Oregon, for the County of Klamath, dated March 11, 1938, in that certain suit entitled Stella E. Williams vs. Frances George Williams, being Equity No. 5187; said easement being mentioned in said decree which was recorded in Journal No. 26, at Page 405, thereof.

## EXCEPTING THEREFROM:

Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North, along the West boundary of said Southeast Quarter of the Southwest Quarter, 30.00 feet to the North boundary of Cross Road; thence Easterly, along said <sup>Road</sup> boundary 30.00 feet to the True Point of Beginning; thence Easterly, along said road boundary 290.40 feet; thence North, parallel with the West boundary of the Southeast Quarter of the Southwest Quarter of Section 2, 300.00 feet; thence Westerly, parallel with Cross Road, 290.40 feet; thence South, parallel with the West boundary of the Southeast Quarter of the Southwest Quarter of Section 2, 300.00 feet to the True Point of Beginning.

Also, an easement for irrigation pipeline purposes over and across the following described tract; commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 2; thence North, along the West boundary of said Southeast Quarter of the Southwest Quarter, 30.00 feet to the True Point of Beginning; thence Easterly, along the North boundary of Cross Road, 30.00 feet; thence North, parallel with the West boundary of the Southeast Quarter of the Southwest Quarter, 10.00 feet; thence Westerly, parallel with Cross Road 30.00 feet to the West boundary of the Southeast Quarter of the Southwest Quarter; thence South, along said West boundary, 10.00 feet to the True Point of Beginning.

All water and water rights used upon or appurtenant to said property, however evidenced;

Together with all tenements, hereditaments, and appurtenances thereunto belonging or any wise appertaining; subject to any and

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all easements, rights of way, or restrictions of record, and the exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the State of Oregon, or in other deeds of record.

SUBJECT TO:

1. The following unpaid taxes and assessments, plus interest and penalties, if any, in favor of Klamath County, Oregon, under its Account No. 4009 00200 01300-Key No. 91395: 1984-85; 1985-86; 1986-87; and 1987-88.

2. 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 Purchaser assumes and agrees to pay and perform.

3. The statutory powers, including the power of assessment, of Klamath Basin Improvement District.

4. The statutory powers, including the power of assessment, of Klamath Irrigation District.

5. All easements, rights of way, or restrictions of record, and the exceptions, provisions, and reservations contained in patents or deeds from the United States of America, or the State of Oregon, or in any other deeds of record.

6. Rights of redemption under mortgage foreclosure and such further exceptions as may appear upon the exercise thereof within the time allowed by law in The Circuit Court of the State of Oregon for Klamath County, Action No. 87-22-CV.

7. Absence of a sheriff's deed to Vendor.

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 27 day of October, 1987.

RETURN AND TAXES TO:

Janice K. Hutchinson  
P.O. Box 1232  
Klamath Falls, Oregon 97601

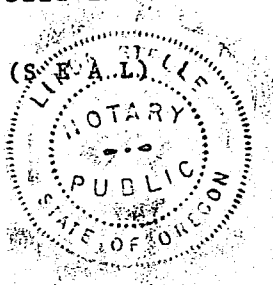
THE FEDERAL LAND BANK OF SPOKANE

By: Michael J. Chase  
MICHAEL J. CHASE, Senior Credit  
Officer

19521

STATE OF OREGON       )  
                               ) ss.  
 County of Klamath    )

Before me, this 28<sup>th</sup> day of October, 1987, personally appeared Michael J. Chase, known to me to be the Senior 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 it executed the same, and on oath stated that he was authorized to execute said instrument.



Linda Stelle  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 7/13/89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day  
 of October A.D., 19 87 at 9:05 o'clock A M., and duly recorded in Vol. M87,  
 of Deeds on Page 19519.

FEE \$20.00

Evelyn Biehn, County Clerk

By PAm Smith

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