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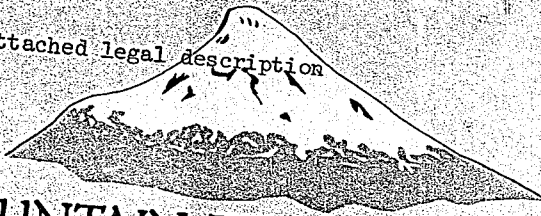
MTC 809197

WARRANTY DEED

Vol. 788 Page 15772

KNOW ALL MEN BY THESE PRESENTS, That Wolfsen MC Ranch,
 a California Limited Partnership
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Nelson E. Somers and Barbara A. Somers, Husband and Wife
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Refer to the attached legal description



MOUNTAIN TITLE COMPANY

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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
 set forth on the attached exhibits and those apparent upon the land, if any as of the
 date of this deed.
 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 700,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
 In Witness Whereof, the grantor has executed this instrument this 20 day of September, 1988,
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

(If executed by a corporation,
 affix corporate seal)

Wolfsen MC Ranch

BY

STATE OF OREGON

County of

ss.

19

Personally appeared the above named

and acknowledged the foregoing instru-
 ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Wolfsen MC Ranch

GRANTOR'S NAME AND ADDRESS

Nelson E. Somers and Barbara A. Somers
 2777 Young Road
 Fillmore, Calif. 93015

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

ss.

19

Personally appeared

and

each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of

ss.

I certify that the within instru-
 ment was received for record on the
 day of , 19

at o'clock M, and recorded
 in book on page or as
 file/reel number

Record of Deeds of said county

Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

STATE OF CALIFORNIA

COUNTY OF

San Francisco ss.

On this 14th day of September, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald C. Skinner, known to me (proven to me on the basis of satisfactory evidence) to be a general partner of the limited partnership that executed the within instrument, and acknowledged to me that such limited partnership executed the same.



Helen Railsback
NOTARY PUBLIC
in and for the State of California
My commission expires 1-21-92

NOTARY PUBLIC - CALIFORNIA

NOTARY PUBLIC - CALIFORNIA

NOTARIAL LIFE COMPANY

NOTARY PUBLIC - CALIFORNIA

31504

15-5004

NOTARY PUBLIC

15773

15773

Order No.: 20219-L

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

That portion of Lot 1 of Section 7, Township 37 South, Range 15 East of the Willametter Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the section line 150 feet, more or less, West of the Northeast corner of said Lot 1; thence East along the section line a distance of 150 feet, more or less, to the said Northeast corner; thence South a distance of 60 feet, more or less, to a point on the East line of said Lot 1; thence in a Northwesterly direction to the point of beginning.

ALSO a strip of land 100 feet in width in the Northeast quarter of the Northwest quarter (NE1/4 of NW1/4), Northwest quarter of the Northeast quarter (NW1/4 of NE1/4) and South half of the Northeast quarter (S1/2 of NE1/4) of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, as described in that deed from Bly Logging Company to Weyerhaeuser Timber Company, dated July 10, 1950 and recorded November 22, 1950, in Book 243 at page 444, Deed Records of Klamath County, Oregon.

PARCEL 2

The S1/2, SW1/4 NE1/4 and SW1/4 NW1/4 of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3

The S1/2 S1/2 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 4

Government Lots 1 & 2; that portion of Government Lot 3 lying Northeasterly of Weyerhaeuser Timber County Road; the S1/2 NE1/4; the SE1/4 lying Northeasterly of the Klamath Falls-Lakeview Highway; and the S1/2 NE1/4 SW1/4 lying Northeasterly of the Klamath Falls-Lakeview Highway, EXCEPTING THEREFROM the S1/2 NE1/4 SE1/4; all in Section 1,
(continued)

Order No: 20219-L

(Parcel 4 continued)

Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 5

The N1/2; W1/2 SW1/4; SE1/4 SW1/4; S1/2 NE1/4 SW1/4 and the W1/2 SE1/4 Section 5, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 6

All of Section 6, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeast of U.S. Highway #66.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 7

The NE1/4 and E1/2 NW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of U.S. Highway #66.

PARCEL 8

The N1/2 N1/2; S1/2 NE1/4 and the SW1/4 NW1/4; EXCEPT the South 330 feet, all in Section 8, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 9

The N1/2 of Lot 1 lying North of U.S. Highway #66, also known as Highway No. 140, in Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING the following described tract: Beginning at a point on the North Section line 150 feet West of the Northeast corner of Lot 1; thence East 150 feet to the said Northeast corner; thence South 60 feet; thence Northwesterly to the point of beginning.

15776

Order No.: 20219-L

PARCEL 10

The N1/2 NW1/4 and the SE1/4 NW1/4 of Section 36, Township 36 South
Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No:	Account No:	3614	00000	05800
	Account No:	3614	00000	05900
	Account No:	3714	00100	00100
	Account No:	3714	00100	00300
	Account No:	3714	00100	01100
	Account No:	3615	03100	00800
	Account No:	3615	03100	00900
	Account No:	3615	03100	01000
	Account No:	3715	00000	01000
	Account No:	3715	00000	01100
	Account No:	3715	00000	01300
	Account No:	3715	00000	01500
	Account No:	3715	00000	01600
	Account No:	3715	00000	01800
	Account No:	3715	00000	01900
	Account No:	3715	00000	02000
	Account No:	3715	00700	00100
	Account No:	3715	00700	00200
	Account No:	3715	0007B	00200
	Account No:	3715	0007B	00100

EXCEPTIONS

1. Taxes for the fiscal year 1988-1989, a lien not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River.
4. 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; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
5. A One-half interest in the mineral rights as reserved in Volume 46 page 180, Volume 47, page 391, and Volume 85, page 248, Deed Records of Klamath County, Oregon.
(Affects Section 7, Township 37 South, Range 15)
6. Easement, subject to the terms and provisions thereof, to the California Oregon Power Company, a California corporation, recorded June 30, 1930, in Volume 117, page 17, Deed Records of Klamath County, Oregon.
(Affects SW1/4 of Section 15, Township 37 South, Range 15 and the NE1/4 NW1/4 of Section 7, Township 37 South, Range 15).
7. Easement, subject to the terms and provisions thereof, to the California Oregon Power Company, a California corporation, recorded December 23, 1955, in Volume 280 page 105, Deed Records of Klamath County, Oregon. (Affects NE1/4 of NW1/4 of Section 7, Township 37 South, Range 15)
8. Easement, subject to the terms and provisions thereof, to the California Oregon Power Company, a California corporation, recorded October 9, 1959, in Volume 316 page 391, Deed Records of Klamath County, Oregon. (Affects a portion of the SE1/4 SW1/4 of Section 1; N1/2 NE1/4 of Section 12 of Township 37 South, Range 14 and a portion of the N1/2 of Section 7, Township 37 South, Range 15)
9. Easement for transmission and distribution of electricity, subject to the terms and provisions thereof, granted to Pacific Power and Light Company, recorded August 12, 1965, in Volume M65 page 816 Deed Records of Klamath County, Oregon. (Affects NE1/4 NW1/4 of Section 7, Township 37 South, Range 15)
10. Grant of Right of Way for the use of Forest Service Roadways granted to Weyerhaeuser Company, recorded August 27, 1965, in Volume M65 page 1223, Deed Records of Klamath County, Oregon. (Affects SW1/4 of Section 1, Township 37 South, Range 17 and other land)
11. Reservations and restrictions in United States Patent, recorded April 15, 1969, in Volume M69 page 2681, Microfilm Records of Klamath County, Oregon, as follows:

"EXCEPTING AND RESERVING TO THE UNITED STATES from the land so granted: 1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945; 2. All the coal, oil, gas, and other mineral deposits in said land, and to it, or to persons authorized by it, the right to prospect for, mine, and remove such deposits, in accordance with the provisions of the Act of February 28, 1925 (43 Stat. 1090); and, 3. In accordance with the provisions of said Act of February 28, 1925, an easement for the existing Fishhole Road No. 379, 66 feet in width, being 33 feet on each side of the centerline thereof, with as much additional width as required for adequate protection of cuts and fills, said centerline

(continued)

(No. 11 continued)

being more particularly described as follows: Beginning at a point on the West line of Lot 3, said Section 18, which point is 66 feet, more or less, South of the West 1/4 section corner of said Section 18, and traversing in a Southeasterly direction over and across said Lot 3 and the E1/2 SW1/4 and SW1/4 SE1/4 said Section 18 to a point on the South line of the SW1/4 SE1/4 said Section 18, which point is 964 feet, more or less, East of the 1/4 Section corner common to Sections 18 and 19, Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon. (Affects NE1/4 NE1/4, S1/2 NE1/4, and SW1/4 NW1/4 of Section 8, Township 37 South, Range 15 and other lands)

12. Reservations and restrictions for mineral rights contained in deed from Weyerhaeuser Company to Donald V. Nonella, et ux, dated July 9, 1971, recorded November 15, 1971, in Volume M71 page 11963, Microfilm Records of Klamath County, Oregon. (Affects portion of Section 7 Township 37 South, Range 15)

13. Right of Way Easement, given by Everett M. Bell and Pauline S. Bell, husband and wife, to Pacific Power and Light Company, dated February 11, 1974, recorded February 25, 1974, in Volume M74 page 2748, Microfilm Records of Klamath County, Oregon. (Affects NE1/4 NW1/4 of Section 1, Township 37 South, Range 14)

14. Right of Way Easement, given by 7C Ranch Inc. to Pacific Power and Light Company, dated March 18, 1974, recorded March 28, 1974, in Volume M74 page 3849, Microfilm Records of Klamath County, Oregon. (Affects SW1/4 of Section 1, Township 37 South, Range 14)

15. Mortgage, subject to the terms and provisions thereof, executed by Lindemann Farms, Inc., a corporation; George T. Lindemann; Thomas C. Lindemann; to the Federal Land Bank of Spokane, dated July 24, 1981, recorded August 11, 1981, in Volume M81 page 14205, Mortgage Records of Klamath County, Oregon, to secure the payment of \$495,000.00, which Grantees have assumed and agreed to pay.

Request for copy of Notice of Default and Sale, subject to the terms and provisions thereof;

Recorded: August 12, 1983

Volume: M83, page 13468 Microfilm Records of Klamath County, Oregon (Affects Parcels 1 thru 9 inclusive)

By: Wells Fargo Bank, N.A.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of Sept. A.D., 19 88 at 3:51 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 15772

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mullendore