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MTC-20127L

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WARRANTY DEED

THE GRANTOR, FARM CREDIT BANK OF SPOKANE, successor by merger to The Federal Land Bank of Spokane, a corporation, for and in consideration of \$89,000.00 and other valuable consideration in hand paid, conveys and warrants to WC RANCH, INC., an Oregon corporation, the following described real property, situate in the County of Klamath, State of Oregon, to-wit:

Township 39 South, Range 10 East of the Willamette Meridian:
Section 19: That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Easterly of the 1-A Drain

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. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Reservations and restrictions as contained in Deed, subject to the terms and provisions thereof, recorded in Volume 45, Page 629, Deed Records of Klamath County, Oregon, in favor of the United States for maintenance and operation of a drainage ditch on a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19.
5. Right of Way Easement, subject to the terms and provisions thereof, in favor of Pacific Power & Light Company for electric transmission and distribution lines, recorded May 7, 1979, in Volume M-79, Page 10296, Microfilm Records of Klamath County, Oregon. (Affects portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19.)

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 October, 1988.

FARM CREDIT BANK OF SPOKANE

By: Ann L. Hilton
(Name & Title)

STATE OF OREGON

County of Klamath

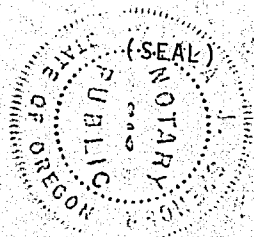
} ss:

Before me, this 20th day of October, 1988,
personally appeared Ann L. Hilton
known to me to be the Senior Credit Officer of the corporation

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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.



Pamela Spencer

NOTARY PUBLIC FOR OREGON

My Commission Expires: 8-16-92

WHEN RECORDED MAIL TO:

WC Ranch Inc.
C/O 601 Main Suite 204
Klamath Falls OR 97601

STATE OF OREGON

County of Klamath } ss:
I certify that the within
instrument was received for record
on the 24th day of Oct.
1988, at 1:00 o'clock P M., and
recorded in Book M88 on Page
17892 or as filing fee number

MAIL TAX STATEMENTS TO:

WC Ranch Inc
C/O 601 Main St Suite 204
Klamath Falls, OR 97601

Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Evelyn Biehn

County Clerk

BY: Pamela Spencer Title
Deputy

Fee \$13.00