

WARRANTY DEED

THE GRANTOR, FARM CREDIT BANK OF SPOKANE, successor in merger to The Federal Land Bank of Spokane, a corporation, for and in consideration of \$32,000.00 and other valuable consideration in hand paid, conveys and warrants to JAMES A. ALLEN and LYDIA M. ALLEN, husband and wife, the following described real property, situate in the County of Klamath, State of Oregon, to-wit:

All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly of the county road and all that portion of the S $\frac{1}{4}$ NW $\frac{1}{4}$, lying Westerly of the USRS NO. 3-C Drain, in Section 14, Township 40 South, Range 9, EWM, LESS portions thereof conveyed to the United States by deed in Volume 99, Page 184, and Volume 105, Page 261, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for 1988-1989 which are now a lien but not yet payable.
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 Grantee assumes and agrees to pay and perform.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
6. Easement, including the terms and provisions thereof, executed by Andrew Ryan, a single man, to the Klamath Irrigation District, being a perpetual right of easement to inundate and flood the NW $\frac{1}{4}$ NW $\frac{1}{4}$, from the waters of the Melhase-Ryan Sump, dated June 13, 1923, recorded June 18, 1923, in Volume 61, Page 443, Deed Records of Klamath County, Oregon.
7. Right of Way for drainage canal across the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 40 South, Range 9 E.W.M., including the terms and provisions thereof, dated June 1, 1927, recorded April 15, 1930, Volume 91, Page 132, Deed Records of Klamath County, Oregon.
8. Easement for roadway, irrigation and drainage purposes, as reserved in agreements between August L. Andrieu, et ux, First Parties, and various Second Parties, dated January 15, 1949, recorded February 2, 1949, Volume 228, Pages 322, 330, 338, and 346, Deed Records of Klamath County, Oregon.
9. Reservations and restrictions in deed from O'Connor Livestock Company, an Oregon Corporation, to Frances O'Connor Enterprises, Inc., an Oregon Corporation, dated May 14, 1974, recorded May 20, 1974, Volume M-74, Page 6300, Deed Records of Klamath County, Oregon, and in correction deed from said grantor to said grantee, dated December 5, 1974, recorded December 5, 1974, in Volume M-74, Page 15526, Deed Records of Klamath County, Oregon, as follows: "That grantor saves, excepts and expressly reserves from the above-described lands described in Parcel 1 and Parcel 11, an undivided on-half (50%) interest in all subsurface rights including said interest in all water, steam, gas, oil, coal, minerals or any other commercially valuable materials or substances or energies, in and under said lands that may be produced and reserves further the right of ingress and egress at all times for the mining, drilling, exploring, operating and developing said lands with the right of removal of said water, steam, gas, coal, oil, minerals or any other commercially valuable materials, substances or energies, that may be found and discovered under said lands". Includes additional property.

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10. Deed of Undivided Interest in Minerals, including the terms and provisions thereof, from O'Connor Livestock Company, an Oregon Corporation, and Frances O'Connor Enterprises, Inc., an Oregon Corporation, to David R. Vandenberg, Jr. and Muriel M. Vandenberg, dated May 14, 1974, recorded May 20, 1974, in Volume M-74, Page 6307, as corrected by deed from said grantor to said grantee dated December 5, 1974, recorded December 12, 1974, in Volume M-74, Page 15807, Deed Records of Klamath County, Oregon, said deeds convey an undivided 25% interest. Includes additional property.

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: November 16,, 1988.

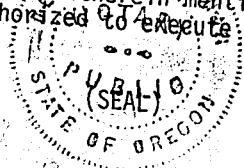
FARM CREDIT BANK OF SPOKANE, successor by merger to The Federal Land Bank of Spokane, a corporation

By: Ann L. Hilton
Ann L. Hilton, Senior Credit Officer

STATE OF OREGON, County of Klamath) ss:

Before me personally appeared ANN L. HILTON, 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.

November 16, 1988



Debra Buckingham
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-19-88

WHEN RECORDED MAIL TO:

JAMES A. & LYDIA M. ALLEN
14343 SPRING LAKE ROAD
KLAMATH FALLS, OREGON 97603

STATE OF OREGON

County of Klamath } ss:

I certify that the within instrument was received for record on the 16th day of Nov., 1988, at 3:21 o'clock P.M., and recorded in Book M88 on Page 19388 or as filing fee number 93936.

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

Evelyn Biehn

County Clerk

Title

BY: Pauline Mustendore Deputy

MAIL TAX STATEMENTS TO:

JAMES A. & LYDIA M. ALLEN
14343 SPRING LAKE ROAD
KLAMATH FALLS, OREGON 97603

Fee \$13.00