

MTC: 21062-L

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, made as of this 1st day of March, 1989, that WILLIAM A. TINGLEY, KRISTINE L. BUSH, who is also known as KRISTINE TINGLEY BUSH and KRISTINE T. BUSH, PAMELLA S. CROWN, who was formerly PAMELLA SUE VANCE, and VIOLA MARIE VANCE, who was also known as VIOLA M. MEEDER, Grantors, for the consideration hereafter stated, have bargained and sold and by these presents do hereby grant, bargain, sell and convey unto Boyd P. Braren and Boyd P. Braren, trustee under that certain irrevocable trust dated April 13, 1981. GRANTEE, the following described premises in Klamath County, Oregon to wit:

GOULDIN
KLAMATH MARSH RANCH
Silver Lake Highway
Klamath County, Oregon

(1) Main Ranch

- Section 8: The South Half of the South Half ($S\frac{1}{2}S\frac{1}{2}$);
- Section 9: The Northeast Quarter ($NE\frac{1}{4}$) and the South Half ($S\frac{1}{2}$);
- Section 10: All;
- Section 11: The Northwest Quarter ($NW\frac{1}{4}$);
- Section 16: The West Half ($W\frac{1}{2}$);
- Section 17: All;
- Section 18: The East Half of the Northeast Quarter ($E\frac{1}{2}NE\frac{1}{4}$) and the Southeast Quarter ($SE\frac{1}{4}$);
- Section 19: The Northeast Quarter ($NE\frac{1}{4}$)
- Section 20: The Northeast Quarter ($NE\frac{1}{4}$) and the East Half of the East Half of the Southeast Quarter ($E\frac{1}{2}E\frac{1}{2}SE\frac{1}{4}$);
- Section 21: The Northwest Quarter ($NW\frac{1}{4}$), the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4}SW\frac{1}{4}$) and the South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$);

All in Twp. 30S., R.10E., W.M., Klamath County, Oregon.

(2) Royce Place:

- Section 24: The Southeast Quarter ($SE\frac{1}{4}$)
- Section 25: The Northeast Quarter ($NE\frac{1}{4}$) and all that portion of the Northwest Quarter ($NW\frac{1}{4}$) described as follows:

Starting at the quarter section corner between sections 24 and 25, Twp. 30 S., R 10 EWM, thence South a distance of 2,640 feet; thence West 1,400 feet to the east bank of the Williamson River; thence North 35 degrees East 175 feet; thence

'89 MAR 3 PM 3 19

North 425 feet; thence East 175 feet; thence North 20 degrees West 500 feet; thence North 495 feet; thence West 15 degrees North 165 feet; thence North 5 degrees West 640 feet; thence North 20 degrees West 450 feet; thence East a distance of 1,600 feet to the place of beginning.

All in Twp. 30 S., R. 10 E., W.M. Klamath County, Oregon.

(3) Rocky Ford:

An undivided one-fourth interest in:

Section 1: Lots 3, 4 and 5, the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$), less 1.14 acres for right of way conveyed by Deed recorded April 28, 1930 in Vol. 90 at Page 218 of Klamath County, Oregon Deed Records.

Section 2: The Southeast Quarter (SE $\frac{1}{4}$).

All in Twp. 31 S., R. 10 E., W.M. Klamath County, Oregon.

SUBJECT TO:

1. 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.
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 and to that portion of the premises herein described lying below the high water mark of Williamson River.
4. Reservations, subject to the terms and provisions thereof, as contained in instrument recorded September 15, 1924 in Book 64, page 443, Deed Records of Klamath County, Oregon.
5. Reservations, subject to the terms and provisions thereof, as contained in instrument recorded April 15, 1932 in Book 97, page 263, Microfilm Records of Klamath County, Oregon.
6. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April 2, 1956
Recorded: August 17, 1956
Volume: 286, page 87, Deed Records of Klamath County, Oregon
In Favor of: United States, Department of the Interior, Bureau of Indian Affairs Field Service

For: Right-of-way

7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 23, 1964
Recorded: March 27, 1964
Volume: 352, page 8, Deed Records of Klamath County, Oregon
In Favor of: United States of America
For: 66 foot wide exclusive easement for road across Section 1, Township 31 South, Range 10 East of the Willamette Meridian.

8. Reservations, restrictions and easements, subject to the terms and provisions thereof, as contained in instrument recorded in Volume M67 at pages 10017 thru 10024 inclusive, recorded December 26, 1967, Microfilm Records of Klamath County, Oregon.

9. Agreement, subject to the terms and provisions thereof,

Recorded: April 22, 1968

Volume: M68, page 3131, Microfilm Records of Klamath County, Oregon

By and between: Oscar Kittredge and Frances Kittredge, husband and wife, First Parties, Viola M. Gouldin, a single woman, and Viola Gouldin and Ray J. Michels, as Trustees under the Last Will and Testament of William Gouldin, deceased, Second Parties; Maude A. Kittredge, a single woman, Third Party; and Donovan L. Nicol and Mary Ann Nicol, husband and wife, Fourth Parties.

10. An easement created by instrument, subject to the terms and provisions thereof,

Dated: October 28, 1969

Recorded: February 24, 1970

Volume: M70, page 1429, Microfilm Records of Klamath County, Oregon

In Favor of: Romie R. Royce and Jessie P. Royce, husband and wife

For: A perpetual non-exclusive easement for road purposes

Affects: Across portion of NE $\frac{1}{4}$ of Section 25, Township 30 South, Range 10 East of the Willamette Meridian (Parcel 1)

11. Right-of-Way, subject to the terms and provisions thereof,

Dated: December 3, 1973

Recorded: December 10, 1973

Volume: M73, page 15871, Microfilm Records of Klamath County, Oregon

Grantor: Viola M. Gouldin, a widow, and Viola M. Gouldin and Ray J. Michels, Trustees under the Will of William Gouldin, Deceased

Grantee: United States of America

12. Zoning ordinances, building and use restrictions, reservations in Federal patents and easements of record and those appurtenant to the land and common to real estate in the area and, also those apparent on the land, if any there may be.

SUBJECT TO THE FOLLOWING LAW:

"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 of County Planning Department to verify approved uses." ORS 93.040

The true and actual consideration for this transfer is \$1.00 plus other valuable considerations

TO HAVE AND TO HOLD the premises with their appurtenances unto the said

The Grantors hereby covenant that as of this date they are the owners in fee simple of said premises; that they are free of all encumbrances except those above set forth, and that they will warrant and defend the same from all lawful claims except those above set forth, which the Grantees have agreed to take subject to.

WITNESS the hands of the Grantors the day and year first herein written.

William A. Tingley
William A. Tingley

Pamella S. Crown
Pamella S. Crown

Kristine L. Bush
Kristine L. Bush

Viola Marie Vance
Viola Marie Vance

STATE OF OREGON)
County of Klamath) SS

On this 1st day of March, 1989, personally appeared the above named William A. Tingley, Kristine L. Bush, Pamella S. Crown and Viola Marie Vance and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Gonda Stelle
Notary Public for Oregon
My commission expires: 7/13/89

Until a change is requested all Tax Statements shall be sent to the following address:

Boyd P. Braren
P.O. Box 1232
Sonoma, Calif 95476

After Recording Return to:

Boyd P. Braren
P.O. Box 1232
Sonoma, Calif. 95476

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day of March A.D., 19 89 at 3:19 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 3767.

FEE \$23.00

Evelyn Biehn County Clerk

By Dorlene Mulvaney