

MTC-20763L

WARRANTY DEED

THE GRANTOR, THE FARM CREDIT BANK OF SPOKANE, a corporation, for and in consideration of \$225,000.00 and other valuable consideration in hand paid, conveys and warrants to LAWRENCE C. JESPERSEN, JR. and VIOLETTE MAUREEN JESPERSEN, husband and wife; KENNETH L. JESPERSEN and LORNA C. JESPERSEN, husband and wife, and LEONARD KARL JESPERSEN and VICKY LYNN JESPERSEN, husband and wife, the following described real property, situate in the County of Klamath, State of Oregon, to-wit:

PARCEL 1:

The SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5; N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8 lying East of Swan Lake Road; and the S $\frac{1}{2}$ NW $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ of Section 9 lying East of Swan Lake Road, all being in Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom the following described tract: Beginning at a point 50 links due East from a point on the section line 20 chains South of the Northwest corner of SW $\frac{1}{4}$ of Section 9, Township 38 South, Range 10 East of the Willamette Meridian; run thence, due East 6.50 chains; thence North 1.75 chains; thence East 5 chains; thence South 4 chains; thence West 5 chains; thence North 1.75 chains; thence West 6.50 chains; thence North .50 chains to the point of beginning.

PARCEL 2:

Beginning at a point 50 links due East from a point on the section line 20 chains South of the Northwest corner of the SW $\frac{1}{4}$ of Section 9, Township 38 South, Range 10 East of the Willamette Meridian; run thence, due East 6.50 chains; thence North 1.75 chains; thence East 5 chains; thence South 4 chains; thence West 5 chains; thence North 1.75 chains; thence West 6.50 chains; thence North .50 chains to the point of beginning.

PARCEL 3:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 4 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 9, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal years of 1986-87, 1987-1988, and 1988-1989. Account No. 3810 00000 00900; Key No. 454289.
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. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. An easement created by instrument, subject to the terms and provisions thereof, dated May 4, 1953, recorded May 14, 1953, Volume 260, Page 544, Deed Records of Klamath County, Oregon, in favor of The California-Oregon Power Company for electric transmission line.
5. An easement created by instrument, subject to the terms and provisions thereof, dated July, 1953, recorded July 10, 1953, Volume 261, Page 596, Deed Records of Klamath County, Oregon, in favor of The California-Oregon Power Company for electric transmission line.

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6. Reservation of all minerals, as set forth in Patent from USA recorded on February 28, 1968, Volume M-68, Page 1661, Microfilm Records of Klamath County, Oregon.

7. ~~Right of first refusal of Grantee and Curtis T. Underwood and Della A. Underwood, husband and wife, to repurchase or lease the land, pursuant to the provisions of the Agricultural Credit Act of 1987.~~

8. ~~Rights of redemption under Mortgage Foreclosure and such further exceptions as may appear upon the exercise thereof within the time allowed by law, relating to Klamath County Circuit Court Action No. 87-369 CV.~~

9. Execution and recordation of proper sheriff's deed.

10. Easements and rights of way apparent thereon.

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 31st day of March, 1989.

THE FARM CREDIT BANK OF SPOKANE

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

STATE OF OREGON

County of Klamath

ss:

Before me, this 31st day of March, 1989, personally appeared ANN L. HILTON, known to me to be the 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.

(SEAL)

Hilda Heller
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 Co.
on this 31st day of March A.D., 1989
at 3:20 o'clock P M. and duly recorded
in Vol. M89 of Deeds Page 5473
Evelyn Biehn
By Danese M. M. M. M. M. County Clerk

Fee, \$13.00

Deputy.

Return & Taxes:
At #2 Box 8095
Klamath Falls, Or
97601