

99088

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 5289 Page 6364

KNOW ALL MEN BY THESE PRESENTS, That Farm Credit Bank of Spokane  
to the Federal Land Bank of Spokane  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Rodney J. Wright  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Refer to the attached exhibit "A"

"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 and the above granted premises, free from all encumbrances except those of  
record 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 \$ 262,000.00  
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 93.030.)

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 13th day of April, 19 89;  
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.

Farm Credit Bank of Spokane

Ann Helth

STATE OF OREGON,

County of \_\_\_\_\_ )  
\_\_\_\_\_, 19 \_\_\_\_\_ ) ss.

Personally appeared the above named \_\_\_\_\_

STATE OF OREGON, County of Klamath

April 13th, 19 89 ) ss.

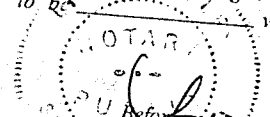
Personally appeared Ann Helton and \_\_\_\_\_ who, being duly sworn,

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 behalf of said corporation by authority of its board of directors; and  
each of them acknowledged said instrument to be its voluntary act and  
deed.

Before me \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 7/13/89

(OFFICIAL SEAL)



(OFFICIAL SEAL) Linda Stelle  
Notary Public for Oregon  
My commission expires: 7/13/89

Farm Credit Bank of Spokane  
900 Klamath Ave.  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS  
Rodney J. Wright  
7330 Washburn Way  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
Rodney J. Wright  
7330 Washburn Way  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument 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.

SPACE RESERVED  
FOR  
RECORDERS USE

By \_\_\_\_\_ Recording Officer  
Deputy

## PARCEL 1:

SW1/4, N1/2 SE1/4 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian.

Tax Account No.: 4010 02900 00700

## PARCEL 2:

W1/2 NW1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to the United States of America by deed recorded January 29, 1957 in Deed Book 289 at page 373, described as follows:

Beginning at a point which lies on the East boundary line of the county road and South a distance of 280.0 feet along said boundary line from an iron pipe marking the intersection of the East boundary of the county road with the North line of said Section 32, said pipe being East 26.2 feet from the Northwest corner of said Section 32; thence East, parallel with the North line of Section 32, 380 feet; thence South, parallel to said county road, 100 feet; thence West, parallel with said North line of Section 32, a distance of 380 feet to a point on the East boundary line of said county road; thence North along said East boundary line, 100 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situate in the West half of the Northwest quarter of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of W1/2 NW1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian; thence North 00 degrees 59' 08" West along the West line of said Section 32, 1512.78 feet to a point; thence South 73 degrees 45' 21" East, 247.8 feet to a point; thence South 60 degrees 10' 54" East, 138.38 feet to a point; thence South 54 degrees 39' 24" East, 317.05 feet to a point; thence South 49 degrees 17' 04" East, 323.80 feet to a point; thence South 84 degrees 30' 02" East, 473.61 feet to a point on the East line of W1/2 NW1/4 of said Section 32; thence South 00 degrees 47' 19" East along the East line of W1/2 NW1/4 of said Section 32, 939 feet to the Southeast corner of W1/2 NW1/4 of said Section 32; thence North 89 degrees 47' 30" West along the South line of W1/2 NW1/4 of said Section 32, 1320.36 feet to the point of beginning.

EXCEPT THEREFROM any portion lying within railroad or highway right of way.

Tax Account No.: 4010 03200 00200

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

on this 14th day of April A.D., 1989  
at 11:24 o'clock A.M. and duly recorded  
in Vol. M89 of Deeds Page 6364

Evelyn Biehn

County Clerk

By Lawrence Mullendore

Deputy.

Fee, \$13.00