

1838

Vol. m89 Page 11298

MTC-21605

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W C RANCH, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL J. WALSH and EDITH G. WALSH, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell, convey and warrant to the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Township 39 South, Range 10 East of the Willamette Meridian:
Section 19: That portion of the N1/2 SW 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 1/4 SW 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 1/4 SW 1/4 of Section 19.)

The true and actual consideration paid for this transfer, state in terms of dollars, is \$90,384.15.

In construing this deed and where the context so requires, the singular includes the plural and the 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 13 day of June, 1989; 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.

W C RANCH, INC.

By

By

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11299

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.

STATE OF OREGON

County of Klamath

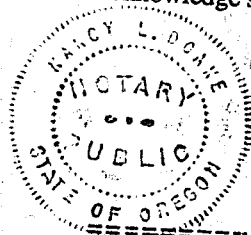
) ss.

June 13, 1989

Personally appeared John W. Dey and Michael B. Wray, who, being duly sworn, each for himself and not one for the other, did say that the former is the vice-president and that the latter is the secretary of W C Ranch, Inc., an Oregon corporation, and that the said 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 acknowledge said instrument to be its voluntary act and deed.

Before me:

Nancy L. Doane
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/1/91



W C Ranch, Inc.
Rt. 1, Box 657Z
Klamath Falls, OR 97603

Grantor's Name and Address
Russell J. and Edith G. Walsh
5842 Henley Road
Klamath Falls, OR 97603

Grantee's Name and Address

STATE OF OREGON

County of Klamath

) ss.

I certify that the within instrument was received for record on the 23rd day of June, 1989, at 4:00 o'clock P.M., and recorded in book/reel/volume M89, page 11298 or as fee/file/instrument/microfilm/reception No. 1838, Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Name Title

By *Pauline Mullender*
Deputy

Fee \$13.00

After recording return to:

M. T. C.

Name, Address, Zip

Until a change is requested all tax statements
shall be sent to the following address

Name, Address, Zip

WARRANTY DEED

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