

#01034406
WARRANTY DEED

AFTER RECORDING RETURN TO:
JOHN W. ROBUSTELLI
B+1 Box 127
Bonanza, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN ROBUSTELLI, JR. and BARBARA FLANUM, who acquired title as
Barbara Robustelli, hereinafter called GRANTOR(S), convey(s) to
JOHN W. ROBUSTELLI hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The NW 1/4 NW 1/4 Section 15, Township 40 South, Range 13 East
of the Willamette Meridian, in the County of Klamath, State
of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of
Hricziscse Road.

Code 28 & 56 Map 4013-1500 TL 500

"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." *JWR*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals of Langell Valley
Irrigation District. 3) Easement, including the terms and
provisions thereof, recorded August 9, 1941 in Book 140, page
237. 4) Lease, including the terms and provisions thereof,
recorded August 17, 1973 in Book M-73, page 11171. 5) Mortgage,
including the terms and provisions thereof recorded February
12, 1979 in Book M-79, page 3336, in favor of United States of
America, acting through the Farmers Home Administration, United
States Department of Agriculture, which Mortgage the Grantee
herein agrees to assume and pay according to the terms contained
therein. 6) Mortgage, including the terms and provisions
thereof recorded July 24, 1981 in Book M-81, page 13294, in
favor of United States of America, acting through the Farmers
Home Administration, United States Department of Agriculture,
which Mortgage the Grantee herein agrees to assume and pay
according to the terms contained therein.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$50,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 25th day of January, 1990.

John Robustelli Jr.
JOHN ROBUSTELLI, JR.

Barbara Flanum
BARBARA FLANUM

STATE OF OREGON, County of Klamath)ss.

January 26, 1990.

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Personally appeared the above named JOHN ROBUSTELLI, JR. and BARBARA FLANUM and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Marlene P. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 31st day
of Jan. A.D., 19 90 at 4:08 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 2221.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Meilandare

LIFE & ESCROW INC.

TORONT