



02035559

WARRANTY DEED

AFTER RECORDING RETURN TO:

GARY B. WILLIAMS

KATHLEEN M. WILLIAMS

37716 McCarlie LaneBonanza, OR 97623

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

JERRY D. BRADSHAW hereinafter called GRANTOR(S), convey(s) to
GARY B. WILLIAMS AND KATHLEEN M. WILLIAMS, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

ABW
K MW
"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1990-91 taxes, a
lien not yet payable. 2) Regulations, including levies,
assessments, water and irrigation rights and easements for
ditches and canals, of Horsefly Irrigation District. 3)
Reservations, easements or conditions including the terms and
provisions thereof, as shown in Patent recorded July 26, 1921 in
Book 56 at page 406, Deed Records, which cites in part as
follows: "...there is reserved from the lands hereby granted a
right of way thereon for ditches or canals constructed by the
authority of the United States." 4) Lease to drill for oil,
including the terms and provisions thereof: From: T.J.
Breshears and Mrs. T. J. Breshears, his wife, to: W. B. Wiley,
dated April 30, 1921, recorded in Book 58 at page 81. 5)
Agreement, including the terms and provisions thereof:
Regarding: Mining and operating for oil, gas, and any and all
kinds of minerals, for a terms of 5 years from the date hereof,
and as long thereafter as oil or gas or other minerals of any
kind, or either of them is produced from said land by the lessee
in paying quantities. Between Thomas Breshears and J.E.
Loreman recorded July 12, 1927 in Book 76 at page 99. Lessee's
interest under the above lease was assigned by instrument: To
R. H. Nix recorded in Book 85 at page 634. Lessee's interest
under the above lease was assigned by instrument: To: Langell
Valley Oil Co. recorded on June 3, 1930 in Book 91 at page 302.
6) Easement as reserved in Warranty Deed: For: The present
existing ditch, and the right of way for construction of a
lateral, now surveyed across said lands, and known as the
Upper-lift. by: The Horsefly Irrigation District recorded on
December 15, 1930 in Book 93 at page 332. 8) Easement,
including the terms and provisions thereof: For: Transmission
and distribution of electricity; Granted to: The California
Oregon Power Company, a California Corporation, dated on October
27, 1939 in Book 126 at page 453.

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
\$28,000.00.

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 14th day of August, 1990.

Continued on next page

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THIS INSTRUMENT BEING FIRST PREPARED BY THE
IN WITNESS WHEREOF THE SIGNED AND SIGNED THIS INSTRUMENT

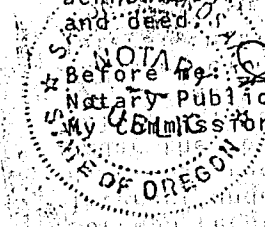
WARRANTY DEED
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Jerry D. Bradshaw
JERRY D. BRADSHAW

STATE OF OREGON, County of KLAMATH)ss.

August 15, 1990

Personally appeared the above named JERRY D. BRADSHAW and
acknowledged the foregoing instrument to be his voluntary act
and deed.



Before me: Sandra Handwerker
Notary Public for OREGON
My Commission Expires: 7-23-93

EXHIBIT "A"

Beginning at a point located 30 feet East of the Southwest
corner of the Southeast quarter of Northeast quarter of Section
3; Township 39 South; Range 11 East of the Willamette Meridian,
in the County of Klamath, State of Oregon; thence due East along
the South line of said forty acre tract for a distance of 790
feet to a point near the irrigation canal; thence due North 56
feet to a Juniper tree on the North side of the irrigation
canal; thence North 60 degrees West to a second Juniper tree 321
feet; thence Westerly 495 feet to the Easterly line of the
Bonanza-Beatty Market Road; thence South along the Easterly line
of said road 447 feet to the point of beginning.

CODE 37 MAP 3911-300 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of Aug. A.D. 19 90 at 11:07 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 16442
By Evelyn Biehn County Clerk
Pauline Muelandere

FEE \$33.00

IN THE COUNTY OF KLAMATH, STATE OF OREGON, JERRY D. BRADSHAW
PERSONALLY APPEARED AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HIS VOLUNTARY ACT AND DEED.

STATEMENTS IN THE FOREGOING INSTRUMENT
WARRANTY DEED

FORWARDED TO THE
COUNTY CLERK
Klamath County, Oregon
FOR RECORDING

WITNESSES

WITNESSES