

21095

Vol 190 Page 20158

WHEN RECORDED MAIL TO:

GIACOMINI & KNIEPS  
ATTORNEYS AT LAW  
706 MAIN STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON

County of \_\_\_\_\_

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  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.

Witness my hand and seal of County  
officed.

\_\_\_\_\_  
Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy

MAIL TAX STATEMENTS TO:

FORNEY W. SCRONCE, ET AL  
P.O. BOX 221  
MERRILL, OREGON 97633

## WARRANTY DEED

FARM CREDIT BANK OF SPOKANE, successor in interest to The Federal Land Bank of Spokane,  
an estate in fee simple,

GRANTOR, conveys and warrants to FORNEY W. SCRONCE, an unmarried man, for the term of Forney W.  
Scronce's life, and at Forney W. Scronce's death, to JENNIFER D. SCRONCE, a married  
woman, in fee simple absolute,

GRANTEE, the following described real property, situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth below:

## PARCEL 1:

Township 37 South, Range 8 East of the Willamette Meridian:

Section 12: Lot 4

Section 13: Lot 1, N1/2 of Lot 2, NE1/4, N1/2E1/4

EXCEPT those portions of the above-described properties  
heretofore conveyed to the State of Oregon for highway purposes in  
Deed Volume 224, Page 139, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING those portions of the above-described properties  
heretofore conveyed to the Oregon Eastern Railway Company, an Oregon

(CONTINUED ON THE REVERSE SIDE HEREOF)

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 270,150.00. However, X  
the actual consideration shall not include any tax or other charges or expenses which are a part of the whole, X  
consideration.

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

Dated this 24TH day of SEPTEMBER, 1990.

FARM CREDIT BANK OF SPOKANE

By: Craig W. Crider

CRAIG W. CRIDER, Sr. Credit Officer

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named CRAIG W. CRIDER, known to me to be the Sr. Credit Officer of  
the FARM CREDIT BANK OF SPOKANE and acknowledged said instrument to be the free and

voluntary act and deed of said corporation, and  
that it executed the same, and on oath stated that he was authorized to execute this instrument.

Before me: Kirstine L. Prock

Notary Public for Oregon

My commission expires 12/16/92

(Official Seal)

KIRSTINE L. PROCK  
NOTARY PUBLIC - OREGON

My Commission Expires \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Glacimini & Knips  
Attorneys at Law  
706 Main Street  
Klamath Falls, Oregon 97601

20159

**[PROPERTY DESCRIPTION: (Cont.)]**

Corporation, for railroad right-of-way in Deed Volume 26, Page 396, Deed Records of Klamath County, Oregon.

Township 37 South, Range 9 East of the Willamette Meridian:

Section 7: Lot 4, SE1SW1

Section 18: N1NW1, Portions of the S1NW1, more particularly described as follows:

Beginning at the Northeast corner of the SE1NW1 of Section 18; thence Southwesterly along the center of the dredger cut to a point 10 chains North of the quarter section corner on the West line of said Section 18; thence North to the Northwest corner of SW1NW1 of said Section 18, East along the North line of S1NW1 of Section 18 to the place of beginning.

**PARCEL 2:**

Township 37 South, Range 9 East of the Willamette Meridian:

Section 7: SW1SE1

**SUBJECT TO:**

1. Taxes for 1990-91 are now a lien but not yet payable.
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 Purchaser assumes and agrees to pay and perform.
3. Easement for roadway conveyed by John Hagelstein and Marie Hagelstein, his wife, to Fred Melhase and Gus Melhase, by deed dated December 10, 1910, recorded December 19, 1910, in Volume 30, Page 513, Deed Records of Klamath County, Oregon.
4. Right of Way for pole line conveyed by John Hagelstein and Marie Hagelstein, husband and wife, to The California Oregon Power Company, by deed dated July 13, 1931, recorded July 27, 1931, in Volume 95, Page 624, Deed Records of Klamath County, Oregon.
5. Agreement between Ellen Herlihy, John Hagelstein, E. A. Ketsdever, H.A. Ketsdever and G.F. Ketsdever, dated October 14, 1942, recorded May 29, 1943, in Volume 155, Page 489, Deed Records of Klamath County, Oregon.
6. Reservations and restrictions in deed from Fred Melhase, et al, to Oregon Eastern Railway Co., dated February 20, 1909, recorded July 23, 1909, in Volume 26, Page 396, Deed Records of Klamath County, Oregon.
7. Reservations and restrictions in deed from Thomas G. Cox, et al, to Oregon Eastern Railway Co., dated September 29, 1909, recorded November 9, 1909, in Volume 26, Page 604, Deed Records of Klamath County, Oregon.
8. Agreement, including the terms and provisions thereof, between Gus Melhase, et al, to The California Oregon Power Company, dated August 15, 1929, recorded September 11, 1929, in Volume 88, Page 41, Deed Records of Klamath County, Oregon.
9. Agreement, including the terms and provisions thereof, between Gus Melhase, et al, to The California Oregon Power Company, dated August 15, 1929, recorded January 31, 1930, in Volume 88, Page 563, Deed Records of Klamath County, Oregon.
10. Release for claim for Damages given by John Hagelstein, et al, to The California Oregon Power Company, dated February 24, 1930, recorded March 15, 1930, in Volume 91, Page 78, Deed Records of Klamath County, Oregon.
11. Limited Access as disclosed by Deed from George F. Ketsdever, et al, to State of Oregon, by and through its State Highway Commission, dated July 8, 1948, recorded August 21, 1948, in Volume 224, Page 139, as amended by Indenture of Access, dated October 1, 1952, recorded October 27, 1952, in Volume 257, Page 400, Deed Records of Klamath County, Oregon.
12. Right of Way, including the terms and provisions thereof, given by John R. Hagelstein, et al, to The California Oregon Power Company, dated November 25, 1953, recorded December 1, 1953, in Volume 264, Page 259, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 5th day  
of Oct. A.D. 19 90 at 10:09 o'clock A.M., and duly recorded in Vol. M90  
of Deeds on Page 20158

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Meilander