

27887



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01036193
WARRANTY DEED

AFTER RECORDING RETURN TO:
SHASTA NURSERY, INC.
P.O. Box 897
Anderson, CA. 96007

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

SIERRA/NEVADA PRODUCTION CREDIT ASSOCIATION, hereinafter called
GRANTOR(S), convey(s) to SHASTA NURSERY, INC., a California
corporation, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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." *RL 72*

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) Rules,
regulations and statutory powers of Klamath Irrigation District.
3) As disclosed by the tax roll, the premises herein described
have been zoned or classified for farm use. At any time that
said land is disqualified for such use, the property may be
subject to additional taxes or penalties and interest. 4) Right
of way of the USBR Drain as disclosed by the County Assessor's
maps. 5) Four Easements, including the terms and provisions
thereof, recorded October 19, 1916 in Book 46, page 207 and
recorded June 11, 1918 in Book 49, page 284 and recorded May 21,
1953 in Book 260, pages 695 & 697, and recorded in Book 361,
page 393.,

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
\$220,000.00.

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 3rd day of April, 1991.

SIERRA/NEVADA PRODUCTION CREDIT ASSOCIATION

BY: *X Franklin M. Bishop*
TITLE: *President*

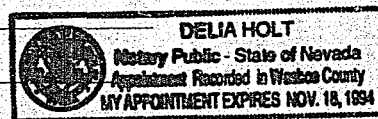
BY: *X Franklin M. Bishop*
TITLE: *Secretary*

STATE OF NEVADA, County of Washoe) ss.

On this 4th day of April, 1991, personally appeared
Franklin M. Bishop as
President of

SIERRA/NEVADA PRODUCTION CREDIT ASSOCIATION.

Before me: *Delia Holt*
Notary Public for Nevada
My Commission Expires: _____



APR 10 1991

PARCEL 1:

In Township 41 South, Range 12 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

Section 14: Lots 1 and 2 and the SE 1/4 SW 1/4; EXCEPTING right of way for the Adams Canal; FURTHER EXCEPTING all that portion of the SE 1/4 SW 1/4 lying Easterly of the United States Reclamation Service right of way; AND FURTHER EXCEPTING the following Parcel:

Beginning at the Northwest corner of said Government Lot 1, said point being in the centerline of the County Road; thence Easterly along the North line of said Government Lot 1 and along the centerline of the County Road a distance of 179 feet; thence Southerly parallel with the West line of said Government Lot 1 a distance of 390 feet; thence Westerly parallel with the North line of said Government Lot 1 a distance of 179 feet to the West line of said Government Lot 1; thence Northerly along the West line of said Government Lot 1 a distance of 390 feet, more or less, to the point of beginning.

PARCEL 2:

In Township 41 South, Range 12 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

Section 23: Lots 1, 2, 3, 4, 5 and 6, NW 1/4 NW 1/4, EXCEPT that portion of Lots 2 and 5 lying within the North 30 acres of said Lots 2 and 5; AND FURTHER EXCEPTING that portion of Lots 3 and 4 lying within the SE 1/4 NE 1/4.

CODE 16 MAP 4112-1400 TL 1300
CODE 16 MAP 4112-2300 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of April A.D., 19 91 at 10:31 o'clock AM., and duly recorded in Vol. M91,
of Deeds on Page 6246.

Evelyn Biehn - County Clerk

By Pauline Muelendor

FEE \$33.00