

WHEN RECORDED MAIL TO:

41313

LESLIE E. NORTHCUTT
NORMA V. NORTHCUTT
11749 SAWYER ROAD
OAKDALE, CA 95361

MAIL TAX STATEMENTS TO:

LESLIE E. NORTHCUTT
NORMA V. NORTHCUTT
11749 SAWYER ROAD
OAKDALE, CA 95361

STATE OF OREGON

County of Vol. m92 Page 3617

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
affixed.

Title

By _____ Deputy

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

m9c 26842

WARRANTY DEED

THE GRANTOR, THE FEDERAL LAND BANK OF SPOKANE, a corporation, with its
office and principal place of business at Spokane, Washington, for and in
consideration of \$259,000.00 and other valuable consideration in hand paid,
conveys and warrants to LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT, husband
and wife, the following described real property, situate in the County of
Klamath, State of Oregon, to-wit:

(SEE ATTACHED EXHIBIT "A")

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.

DATED this 1st day of May, 1987.

THE FEDERAL LAND BANK OF SPOKANE

By: Edwin Sorensen
Edwin Sorensen, Credit Officer

STATE OF OREGON, County of Klamath) ss:

May 1, 1987

Before me, this 1st day of May, 1987,
personally appeared ELDWIN SORESEN, known to me to be the Credit Officer
of the corporation that executed the foregoing instrument and acknowledged
said instrument to be the free and voluntary act and deed of said
corporation, for the uses and purposes therein mentioned, and that it
executed the same, and on oath stated that he was authorized to execute
said instrument.

(SEAL)

Albert M. Sharp
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-30-88

The following described real property situate in Klamath County, Oregon, to-wit:

Parcel A:

Parcel 1:

Lots 3 and 4 of Section 35; S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 7 and 8 in Section 36; all in Township 38 South, Range 7 East of the Willamette Meridian.

EXCEPTING therefrom, a portion of Lots 3 and 4, Section 35, Township 38 South, Range 7 East of the Willamette Meridian more particularly described: Beginning at the Round Lake Meander Line angle point number one, which is North 22°49'23" West, 1593.30 feet from the Meander Corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian, and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence South 22°49'23" East along said Meander Line, 248.86 feet; thence North 17°40'31" West, 64.62 feet; thence North 04°33'21" West, 199.74 feet to a point on said Meander Line, 68.60 feet to the point of beginning.

Parcel 2:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$, Lots 2, 3, and 5, in Section 31, Township 38 South, Range 8 East of the Willamette Meridian, EXCEPTING AND RESERVING THEREFROM part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and of Lots 2 and 3 of said Township, Range and Section, more particularly described as follows:

Beginning at the quarter corner of the West line of said Section 31; thence South along said West line a distance of 676.0 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence South 67° East, a distance of 1169.0 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence South 50° East, a distance of 969.0 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence South 27° East, a distance of 927.0 feet, more or less, to a point on the South line of said Section, which point is marked by a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence East along said South line, a distance of 379.0 feet, more or less, to the South quarter corner of said Section 31; thence North along the North and South center line of said Section 31, a distance of 2640.0 feet, more or less, to the center of said Section; thence West along the East and West center line of said Section, a distance of 2640.0 feet, more or less, to the point of beginning.

Parcel 3:

SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 1, 2, 3, 6, and 7 of Section 6; all in Township 39 South, Range 8 East of the Willamette Meridian.

EXCEPTING therefrom, the Eastern 850 feet of fractional Lot 1, Section 6, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described: Beginning at the East 1/16 Section 6, Township 39 South, Range 8 East as located on Klamath County Survey No. 3141; thence South 89°09'39" West, 850.0 feet; thence South 00°03'47" East of the Willamette Meridian, 1247.657 feet; thence North 89°22'55" East, 850.0 feet; thence North 00°03'53" West, 1250.937 feet to the point of beginning.

Parcel 4:

Part of Lots 4 and 3 of Section 36, Township 38 South, Range 7 East of the Willamette Meridian, and more particularly described as follows: Commencing at the East quarter corner of said Section 36; thence South along the East line of said Section 676.0 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long, which is the true point of beginning; thence South 75°32' West, a distance of 820.13 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence North 79°54' West, a distance of 647.74 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence North 64°25' West, a distance of 692.67 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence North 57°56' West, a distance of 530.90 feet to a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence North 77°24' West, a distance of 169.01 feet, more or less, to a point on the West line of Lot 3, said point being marked by a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence South along said West line, a distance of 284.04 feet, more or less, to an intersection with the meander line, said point being marked by a 1 $\frac{1}{2}$ -inch iron pipe 30 inches long; thence South 73°21' East, along said meander line, a distance of 2786.44 feet, more or less, to the meander corner on the East line of said Section 36; thence North along said East line, a distance of 555.66 feet, more or less, to the true point of beginning.

Parcel 5:

Governments Lots 5 and 6 in Section 36, Township 38 South, Range 7 East of the Willamette Meridian.

Parcel 6:

(A) That portion of Section 31, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: That portion of said Section 31, lying South and Westerly of the Southwesterly line of Government Lot 3, East of the East line of Government Lot 5, and North of the South line of said Section 31.

(B) That portion of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows: That portion of said Section 6, lying South of the North line of said Section 6, West of the Westerly line of Government Lot 1, North of the North line of Government Lot 7, and East of the East line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 6.

Parcel 7:

A portion of Lot 2, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, more particularly described: Beginning at the Round Lake Meander Corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian, and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence North 22°49'23" West along Round Lake Meander Line, 1344.44 feet; thence South 17°40'31" East, 120.73 feet; thence South 19°37'20" East, 185.878 feet; thence South 21°59'03" East, 125.58 feet; thence South 28°01'55" East, 261.442 feet; thence South 20°46'05" East, 82.846 feet; thence South 11°09'11" East, 346.271 feet; thence South 15°06'27" East, 102.59 feet; thence South 56°31'37" East, 155.20 feet to the point of beginning.

Parcel 8:

A portion of Lots 1 and 2, Section 36, Township 38 South, Range 7 East and Lot 1, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, more particularly described: Beginning at a point on the Round Lake Meander Line, which is North 73°07'15" West, 2803.186 feet from the Meander Corner common to Section 36, Township 38 South, Range 7 East of the Willamette Meridian and Section 31, Township 38 South, Range 8 East of the Willamette Meridian; thence North 73°07'15" West along said Meander Line, 1826.137 feet; thence South 62°50'27" West along said Meander Line, 1060.662 feet to the West line of said Section 36; thence South 62°51'25" West along said Meander Line, 1389.60 feet; thence North 04°33'21" West, 109.76 feet; thence North 14°34'05" East, 112.153 feet; thence North 35°56'03" East, 325.695 feet; thence North 50°21'21" East, 508.430 feet; thence North 59°54'31" East, 413.479 feet; thence North 70°29'37" East, 294.126 feet to a point on the East line of said Section 35; thence North 70°29'37" East, 42.96 feet; thence North 80°19'58" East, 765.797 feet; thence South 81°49'58" East, 203.082 feet; thence South 81°43'02" East, 280.351 feet; thence South 60°18'51" East, 194.825 feet; thence South 71°42'17" East, 141.931 feet; thence South 78°42'11" East, 758.094 feet; thence South 88°08'42" East, 227.595 feet; thence South 82°32'02" East, 57.118 feet; thence South 69°20'53" East, 87.05 feet; thence South 00°00'00", 263.71 feet to the point of beginning.

Together with a perpetual easement non-exclusive easement 30 feet in width for access over an existing road located in Section 6, Township 39 South, Range 8 East of the Willamette Meridian, as described in easement recorded July 7, 1980, in Vol. M-80, Page 12439, Microfilm Records of Klamath County, Oregon.

Together with an easement 50 feet in width for right of way for pumping plant and ditch, and for ingress and egress for repair and maintenance of same, along the Northerly line of lots 4 and 5 and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 6, Township 39 South, Range 8 East of the Willamette Meridian.

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 Purchaser 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. Reservation of 1/2 interest in and to all oils, gases, coal, ores, minerals and fossils as set forth in Deed recorded December 10, 1927, in Book 79, Page 282, Deed Records of Klamath County, Oregon, from The Long-Bell Lumber Company to Weyerhaeuser Timber Company. (Affects Parcel 5)
4. Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife, to California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953, in Vol. 262, Page 641, Records of Klamath County, Oregon.
5. Reservation of 1/2 interest in and to all ores and minerals as set forth in Warranty Deed from Weyerhaeuser Timber Company to Louis W. Soukup and Mildred D. Soukup, dated October 7, 1953, and recorded December 15, 1953, in Book 264, Page 414, Deed Records of Klamath County, Oregon. (Affects Parcels 4 and 5)
6. Reservation of oil and minerals, including the terms and provisions thereof as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964, in Vol. 356, Page 42, Records of Klamath County, Oregon. (Affects Parcels 1 - 4)
7. An easement created by instrument, including the terms and provisions thereof, dated May 12, 1966, recorded May 17, 1966, in Vol. M-66, Page 5254, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power and Light Company for a 20-foot wide electric transmission line. (Affects across SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6)
8. An easement created by instrument, including the terms and provisions thereof, dated December 15, 1977, recorded January 9, 1978, in Vol. M-78, Page 439, Microfilm Records of Klamath County, Oregon, in favor of William B. Hughes and Evelyn Hughes, for a 20-foot wide easement for existing ditch. (Affects across N $\frac{1}{4}$ N $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 6)
9. Reservation of all geothermal steam and heat and all metals, ores and minerals as set forth in Deed from Weyerhaeuser Company to Federal Land Bank of Spokane, recorded February 10, 1987, in Vol. M-87, Page 2190, Microfilm Record of Klamath County, Oregon. (Affects Parcels 7 and 8)

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Township 39 South, Range 8 East of the Willamette Meridian:
Section 6: SW1SW1 and Lots 4 and 5

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 Purchaser assumes and agrees to pay and perform.

2. Right of way for pole line conveyed by Louis Soukup and Mildred D. Soukup, husband and wife, to California Oregon Power Company, dated August 26, 1953, recorded September 3, 1953, in Vol. 262, Page 641, Records of Klamath County, Oregon.

3. Reservation of oil and minerals, including the terms and provisions thereof as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964, in Vol. 356, Page 42, Records of Klamath County, Oregon.

4. An easement created by instrument, subject to the terms and provisions thereof, dated February 7, 1980, recorded February 13, 1980, in Vol. M-80, Page 2913, Mortgage Records of Klamath County, Oregon, for pumping plant and ditch, and for ingress and egress for repair and maintenance.

5. An easement created by instrument, subject to the terms and provisions thereof, dated April 30, 1980, recorded May 5, 1980, in Vol. M-80, Page 8233, Microfilm Records of Klamath County, Oregon, re-recorded July 7, 1980, in Vol. M-80, Page 12439, Microfilm Records of Klamath County, Oregon, for perpetual non-exclusive road easement 30-foot wide for the benefit of adjoining property.

6. Agreement, subject to the terms and provisions thereof, recorded March 12, 1984, in Vol. M-84, Page 3932, Microfilm Records of Klamath County, Oregon, from Robert T. Morris and Jacqueline L. Morris, husband and wife, to Benjamin J. Hickman and Catherine F. Hickman, husband and wife, for use of well. Addendum, subject to the terms and provisions thereof, dated July 7, 1980, recorded March 12, 1984, in Vol. M-84, Page 3934, Microfilm Records of Klamath County, Oregon.

Together with all tenements, hereditaments, rights, easements, privileges, appurtenances thereunto belonging or any wise appertaining, improvements thereon, including, but not limited to, stationary pumps, pumping stations, pumping motors, pumping engines, reservoirs, non-portable pipes and flumes or other non-portable equipment now used for production of water thereon or for the irrigation or drainage thereof, and the reversions, remainders, rents, issues and profits thereof, together with all of the rights of the use of water for irrigating the above-described real property, however evidenced, and for domestic use thereon, to which Vendor is now entitled, or which are now used on said real property, however the same may be evidenced, and together with all shares of stock or shares of water in any ditch or irrigation company which, in any manner, entitles the use of water for irrigating or domestic purposes upon the real property within the metes and bounds of the above description.

Subject to any and all easements, rights of way, or restrictions of record, and the exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the State of Oregon, or in any other deeds of record.

Upon Recording forward to:
Leslie E. & Norma V. Northcutt
1930 Round Lake Road
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 21st day of Feb. A.D., 19 92
at 3:28 o'clock P. M. and duly recorded
in Vol. M92 of Deeds Page 3617
Evelyn Biehn
By Pauline M. Nulander Deputy.
County Clerk

Fee, \$45.00