

'92 SEP 29 AM 9 28

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51487

WARRANTY DEED

mtc 1396

MILTES A. SILVA, Grantor, conveys and warrants to GARY D. CROWTHER as to an undivided one-half interest, and JOHN L. POUTOUS ~~and ARLETT J. POUTOUS, husband and wife~~, as to an undivided one-half interest, Grantees, in the real property located in Klamath County, State of Oregon, legally described on "Exhibits A-1 and A-2" attached hereto and incorporated by reference herein, subject to the specific encumbrances set forth on "Exhibit A-2". NAB

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$315,000.00, which is the whole of the consideration.

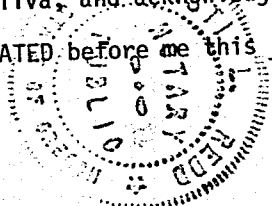
DATED THIS 13<sup>th</sup> day of November, 1984.

Neal G. Buchanan  
MILTES A. SILVA BY NEAL G. BUCHANAN  
ATTORNEY IN FACT

STATE OF OREGON } ss.  
County of Klamath }

Personally appeared the above-named Neal G. Buchanan, Attorney In Fact for Miltes A. Silva, and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED before me this 13<sup>th</sup> day of November, 1984.



Kristi G. Redd  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/16/87

Grantor's Name and Address

Miltes A. Silva  
c/o Neal G. Buchanan  
Attorney at Law  
601 Main Street, Suite 210  
Klamath Falls OR 97601

Grantees' Name and Address

NAB Gary D. Crowther  
John L. Poutous ~~& Arlett J. Poutous~~

After recording, return to:  
Mountain Title Company

Until a change is requested, all  
tax statements shall be sent to:

William & Ethel Rust  
P.O. Box 344  
Bly, OR. 97622  
WARRANTY DEED

PARCEL 1

Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 2: that part of Section 2 lying Southwesterly of the Klamath Falls-Lakeview Highway No. 66, BUT EXCEPTING THEREFROM the parcel deeded to J. C. Harrison, et ux by deed recorded in Deed Volume 166 at page 293, ALSO EXCEPTING that part of the foot logging railroad right of way of Weyerhaeuser Company lying Northwesterly of a point which is North 19° 47' East 2,871.74 feet from the Southwest corner of said Section 2, and FURTHER EXCEPTING the 66' logging road right of way of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon, and FURTHER EXCEPTING that parcel conveyed from Owen R. Watts and Virginia M. Watts to Richard J. Smith by Warranty Deed dated September 21, 1971 and recorded September 22, 1971 in Deed Volume M71, page 10078.

Section 3: A portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  and the SE $\frac{1}{4}$  more particularly described as follows:

Beginning at a 5/8 inch iron pin in the Section line between Sections 3 and 10 from which the  $\frac{1}{4}$  corner common to said Section 3 and 10, a brasscap, bears South 89° 43' 28" East 105.00 feet; thence North 08° 17' 00" East 465.00 feet to a 5/8 inch pin; thence North 57° 21' 00" East 2402.00 feet to a 5/8" iron pin; thence North 13° 01' 13" West 820.23 feet to a 5/8 inch iron pin; which is the Southwest corner of that parcel of land conveyed in Deed Volume 134 at page 419, Deed Records of Klamath County, Oregon; thence North to the EAST-WEST centerline of said Section 3; thence East along said centerline to the East line of said Section 3; thence South along said East line to the SE corner of Section 3; thence North 89° 43' 28" West along the South line of said Section 3 to the  $\frac{1}{4}$  corner common to Sections 3 and 10; thence continuing along said South line of Section 3 North 89° 43' 28" West 105.00 feet to the point of beginning, EXCEPTING THEREFROM the 66 foot logging road right of way of Weyerhaeuser Company described in Deed Volume 324, page 157, Deed Records of Klamath County, Oregon. (SUBJECT TO: a 100 foot wide power line right of way, across the Northerly portion of the above-described property.) Basis of bearing is Survey numbers 1858 and 1933 as filed in the office of the County Surveyor of Klamath County, Oregon.

Section 10: The E $\frac{1}{4}$ NE $\frac{1}{4}$ , BUT EXCEPTING THEREFROM THE 66 foot logging road of Weyerhaeuser Company described in Deed Volume 324 at page 157, Records of Klamath County, Oregon.

Section 11: The N $\frac{1}{4}$ NE $\frac{1}{4}$ , the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , the NW $\frac{1}{4}$ , the S $\frac{1}{4}$ N $\frac{1}{4}$ SW $\frac{1}{4}$ , the S $\frac{1}{4}$ SW $\frac{1}{4}$ , the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , the S $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , and the SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 14: The N $\frac{1}{4}$ N $\frac{1}{4}$

PARCEL 2

Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 2: A parcel of land located in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the center line of Oregon State Highway No. 140, said point being Oregon State Highway Engineers Station 2226+82.00, said point being South 00° 57' West a distance of 504.00 feet and South 66° 45' East, a distance of 3510.00 feet from the North-west corner of said Section 2; thence South 23° 15' West, a distance of 396.00 feet, to the true point of beginning; thence South 66° 45' East a distance of 300.00 feet; thence South 23° 15' West a distance of 200.00 feet; thence, North 66° 45' West, a distance of 300.00 feet; thence North 23° 15' East, a distance of 200.00 feet to the true point of beginning;

*RSB*

TOGETHER with an easement and right of way for ingress and egress to said real property along and over the existing road that borders said property and begins at Oregon State Highway No. 140

Section 11: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , and the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

REB

## "EXHIBIT A-2"

## SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
- 3) Right of Way Deed, dated September 7, 1934 by and between James O. Watts, unmarried, and the Secretary of the United States of America, for telephone and telegraph wires, recorded in Volume 104, page 29, Deed Records of Klamath County, Oregon.  
(Affects S½ of Section 2 and N½ of Section 1)
- 4) Grant Right of Way, dated June 14, 1938, by and between James O. Watts and Martha Marie Watts, his wife, and the California Oregon Power Company, a California corporation, for poles, wires and towers for transmission and distribution of electricity, recorded in Volume 119, page 393, Records of Klamath County, Oregon.  
(Affects NW¼ of Section 2)
- 5) Easements as contained in Deed recorded in Volume 166, page 293, Records of Klamath County, Oregon, as follows:  
"the right to convey the water for the said rights through the ditches now existing over and across the lands of the grantors and to maintain the said ditches in serviceable conditions."  
(Affects Portion of W½W½ of Section 2)
- 6) Easement Deed, by and between James O. Watts and Martha Watts, husband and wife, and The United States of America, acting by and through the Forest Service U.S.D.A., for telephone lines, recorded in Volume 254, page 446, Records of Klamath County, Oregon.  
(Affects S½S½SW¼ of Section 3)
- 7) Grant of Right of Way, by and between Owen R. Watts and Virginia M. Watts, husband and wife and Martha M. Watts, a widow, and The California Oregon Power Company, a California corporation, recorded in Volume 302, page 428, Records of Klamath County, Oregon, for pole and tower and wire lines.  
(Affects portion of N½N½ of Section 2, and N½S½ of Section 3)
- 8) Agreement, including the terms and provisions thereof, dated February 12, 1959 and recorded in Volume 311, page 379, Records of Klamath County, Oregon by and between Weyerhaeuser Timber Company, a Washington corporation and The California Oregon Power Company, a California corporation, for right to construct and maintain an electrical transmission line of 3 wires.

Supplemental Agreement, including the terms and provisions thereof, recorded in Volume 322, page 1, Records of Klamath County, Oregon.  
(Affects NW¼SW¼ of Section 2)

*NRB*

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- 9) Reservations as contained in Deed recorded in Volume M73, page 9928, Microfilm Records of Klamath County, Oregon, as follows:

"Subject to: A 100 foot powerline right of way across the Northerly portion of the above described property."  
(Affects portion of N½SE¼ of Section 3 and other property.)

- 10) Right of Way Easement, including the terms and provisions thereof, recorded May 7, 1976 in Volume M76, page 6831, Microfilm Records of Klamath County, Oregon, granted to Pacific Power & Light Company, a corporation, for an easement for electric transmission and distribution line.  
(Affects SE¼ of Section 3)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day  
of Sept. A.D., 19 92 at 9:28 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 22543.  
By Evelyn Biehn County Clerk  
[Signature]

FEE \$50.00