

WARRANTY DEED

Melvin D. Ferguson, Receiver for the below described property pursuant to Klamath County Circuit Court Case No. 9103373CV, Grantor, conveys and warrants to H. L. Snider, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A tract of land situated in Government Lots 17 and 21 in Section 4, T35S R7E, W.M., Klamath County, Oregon, lying easterly of U.S. Highway 97 and being more particularly described as follows:

Beginning at the Northeast Corner of said Government Lot 21; thence S06°04'14"W on the East Line of said Government Lot 21, 198.03 feet; thence N88°09'37"W on the North Line of the South 500 feet of said Government Lot 21, 218.83 feet to the East Line of said U. S. Highway 97; thence northeasterly on the East Line of Said U. S. Highway 97 the following three courses and distances: N01°35'08"E, 41.81 feet; N04°02'22"E, 319.92 feet; on a spiral curve to the right (the long chord of which bears N04°04'15"E, 134.58 feet) 134.58 feet to a point on the South Line of the North 360 feet of said Government Lot 17; thence S89°01'20"E on said South Line, 71.90 feet to the mean high water line of the Williamson River; thence southerly on said mean high water line, 322 feet more or less to a point on the East Line of said Government Lot 17; thence S00°50'00"W on the last said East Line, 45.00 feet to the Northeast Corner of said Government Lot 21 containing 2.22 acres more or less.

SUBJECT TO: Any and all easements and right of ways of record and those apparent on the land.

SUBJECT TO: Certain restrictions, but not limited to the following:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of Roads and Highways.
2. The assessment roll and 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. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River and the ownership of the State of Oregon in and to that portion lying below the usually high water mark thereof.
4. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 5, 1959 Recorded: May 8, 1959 Volume 312, page 308, Microfilm Records of Klamath County, Oregon In favor of: Amy John Jackson For: A 20 foot wide right of way from Highway 97 to the above described premises.
5. Access provision as contained in Warranty Deed to the Highway Division, subject to the terms and provisions thereof, recorded February 20, 1990 in Volume M90, page 3228, Microfilm Records of Klamath County, Oregon.

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6. Taxes for the fiscal year 1992-1993, a lien not yet due and payable.

Account No.: 3507-00400-0110
Key No.: 223467
Code No.: 118

Taxes for the fiscal year 1992-1993, a lien not yet due and payable.

Account No.: 3507-004A0-02900
Key No.: 223779
Code No.: 118

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

The true and actual consideration for this conveyance is Twenty-eight Thousand Dollars and no/100 (\$28,000).

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 13th day of October, 1992.

GRANTOR

Melvin D. Ferguson
Melvin D. Ferguson, Receiver
Klamath County Circuit Court
Case No. 91-3373CV

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Melvin D. Ferguson, Receiver, pursuant to Klamath County Circuit Court Case No. 91-3373CV, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Vicki Swindler
Notary Public for Oregon
My Commission Expires: 10-8-93

After recording, mail to:

H. L. Snider
P. O. Box 963
Chiloquin, OR 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Melvin D. Ferguson the 21st day of Oct. A.D., 19 92 at 11:37 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 24676.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline M. Mendenhall