

53212 '92 NOV 2 PM 11 '31

WARRANTY DEED

Vol. 92 Page 25806

KNOW ALL MEN BY THESE PRESENTS, That THE FEDERAL LAND BANK OF SPOKANE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William V. Hill and Lillian M. Hill, each to a 1/3 interest, William V. Hill, Jr. / to a 1/3 interest. the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and by this reference made a part 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)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 220,000.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 220,000.00. The whole or part of the consideration which~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of June, 1987, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THE FEDERAL LAND BANK OF SPOKANE

Eldwin Sorensen, Credit Officer

Eldwin Sorensen

STATE OF OREGON,

County of _____ ss.

_____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath ss.

6-23, 1987

Personally appeared Eldwin Sorensen and _____

who, being duly sworn, each for himself and not one for the other, did say that the former is the Credit Officer and that the latter is the _____

Farm Credit Services

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7/13/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Federal Land Bank of Spokane, c/o Farm Credit Services
P.O. Box 148
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

William V. and Lillian M. Hill
and William V. Hill, Jr.

GRANTEE'S NAME AND ADDRESS

After recording return to:

William V. Hill, Sr.
3286 E. Langel Valley Rd
Bonanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

William V. Hill, Sr.
3286 E. Langel Valley Rd
Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

~~Parcel~~ 1:

The E 1/2 NE 1/4 of Section 15, Township 39 South, Range 11 East of the Willamette Meridian;

SAVING AND EXCEPTING Beginning at a point on the North line of said Section 15 at a point 531 feet West of the Northeast corner thereof; thence West along said North line to the Northwest corner of the NE 1/4 NE 1/4 of said section; thence South along the West line of said NE 1/4 NE 1/4 a distance of 185 feet to a point; thence East parallel to the North line of said section a distance of 789 feet, more or less, to a point on the West line of parcel conveyed to Lost River Cemetary Association, Inc., by deed Volume 236, page 572, thence North along the West line of said parcel to the point of beginning.

ALSO SAVING AND EXCEPTING from the above described parcel that portion thereof conveyed to Lost River Cemetary Association, Inc., by deed recorded December 16 1949, in Deed Volume 236, page 572, records of Klamath County, Oregon.

PARCEL 2:

That part of Tracts 7, 8 and 9 lying Southwesterly of the Bonanza-Lorella County Road, all in Riverside Tracts in Sections 11 and 14, Township 39 South, Range 11 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The SW 1/4 SW 1/4 of Section 11 lying Southwesterly of the Bonanza-Lorella County Road in Township 39 South, Range 11 East of the Willamette Meridian.

ALSO that portion of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows: Beginning at the intersection of the East line of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, and the North line of the Bonanza-Lorella County Road; thence Westerly along said Northerly line a distance of 193 feet; thence North to the South line of Lost River; thence Southeasterly along the South line of Lost River to the East line of said SW 1/4 SW 1/4; thence South along said East line to the point of beginning.

EXCEPTING from the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, the following: Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW 1/4 SW 1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

That portion of the SE 1/4 NE 1/4 and NE 1/4 NW 1/4 lying Southwesterly of the Bonanza-Lorella County Road and all of the SW 1/4 NE 1/4, NW 1/4 NW 1/4 and S 1/2 NW 1/4 and S 1/2 of Section 14 Township 39 South, Range 11 East of the Willamette Meridian. EXCEPTING the East 1200 feet of the South 330 feet of the SE 1/4 SE 1/4.

The NW 1/4, W 1/2 NE 1/4, and NE 1/4 NE 1/4, EXCEPTING the East 1200 feet of said NE 1/4 NE 1/4 of Section 23, Township 39 South, Range 11 East of the Willamette Meridian.

EXHIBIT "A"
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SUBJECT TO:

Residential Lease between the Federal Land Bank of Spokane as Lessor and Merle and Virginia Whitton as lessees executed January 9, 1987.

ALSO SUBJECT TO:

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. 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 Lost River.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Langell Valley Irrigation District.

5. An easement created by instrument, including the terms and provisions thereof,
Dated: January 7, 1941
Recorded: January 31, 1941
Book: 135, page 171, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: Lot 7, Riverside Tract

An easement created by instrument, including the terms and provisions thereof,
Dated: January 7, 1941
Recorded: January 31, 1941
Book: 135, page 175, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: SW1/4 SW1/4 Section 11

An easement created by instrument, including the terms and provisions thereof,
Dated: January 16, 1941
Recorded: January 31, 1941
Book: 135, page 177, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: N1/2 NW1/4 Section 14

An easement created by instrument, including the terms and provisions thereof,
Dated: June 10, 1941
Recorded: July 2, 1941
Book: 139, page 195, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: pole and wire line
Affects: NE1/4 NE1/4 Section 15

EXHIBIT "A"
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An easement created by instrument, including the terms and provisions thereof,
Dated: June 18, 1951
Recorded: June 28, 1951
Book: 248, page 249, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: SW1/4 SW1/4 Section 11

An easement created by instrument, including the terms and provisions thereof,
Dated: September, 1953
Recorded: October 5, 1953
Book: 263, page 261, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: 10' wide pole and wire line
Affects: Lots 7, 8 & 9 Riverside Tracts and NE1/4 NW1/4 and SE1/4 NE1/4 Section 14

An easement created by instrument, including the terms and provisions thereof,
Dated: February 9, 1966
Recorded: February 18, 1966
Volume: M66, page 1413, Microfilm Records of Klamath County, Oregon
Re-recorded: March 29, 1966
Volume: M66, page 2735, Microfilm Records of Klamath County, Oregon
In Favor of: The United States of America
For: 150' wide transmission line and access road easement
Affects: SE1/4 NE1/4 and NE1/4 Section 14 and W1/2 NE1/4 Section 23

An easement created by instrument, including the terms and provisions thereof,
Dated: April 19, 1966
Recorded: April 21, 1966
Volume: M66, page 8550, Microfilm Records of Klamath County, Oregon
In Favor of: The United States of America
For: 150' wide transmission line and access road easement
Affects: A portion of Sections 14 and 23 and Tracts 8 and 9 Riverside Tracts

An easement created by instrument, including the terms and provisions thereof,
Dated: August 31, 1979
Recorded: September 14, 1979
Volume: M79, page 21914, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power and Light Company
For: 145' wide electric transmission line
Affects: W1/2 NE1/4 and NE1/4 NE1/4 Section 23 and SW1/4 SE1/4, E1/2 SE1/4 and SE1/4 NE1/4 Section 14

An easement created by instrument, including the terms and provisions thereof,
Dated: March 3, 1980
Recorded: March 6, 1980
Volume: M80, page 4246, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power and Light Company
For: 145' wide electric transmission line
Affects: W1/2 NE1/4 and NE1/4 NE1/4 Section 23 and SW1/4 SE1/4, E1/2 SE1/4 and SE1/4 NE1/4 Section 14

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of Nov. A.D., 1992 at 11:31 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 25806.

FEE \$45.00

Evelyn Biehn County Clerk

By Daniel M. Mendenhall