

WARRANTY DEED (INDIVIDUAL OR CORPORATE):  
 13 APR 7 1962

## WARRANTY DEED

WARRANTY DEED 29300 Vol 93 Page 1338  
MTC THE FEDERAL LAND BANK OF SPOKANE,

Vol. 93 Page 7098

The property described in Exhibit "A" attached hereto and made a part hereof as if fully written herein.

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

and that

The true and actual consideration paid for this transfer, stated in terms or dollars, is                      and amounts of                      and                     .

①However, the actual consideration consists of or includes other property or value given or promised which is                      the whole consideration (indicate which).<sup>②</sup> (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

<sup>②</sup> If the singular is used in the context so requires, the singular includes the plural and all grammatical

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 18<sup>TH</sup> day of September, 1981;  
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

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.

THE FEDERAL LAND BANK OF SPOKANE

By: Michael J. Chase  
Michael J. Chase Senior Credit Officer  
Farm Credit Services

STATE OF OREGON,

County of \_\_\_\_\_

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Personally appeared the above named

\_\_\_\_\_ and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

**Before me:**

(OFFICIAL  
SEAL)

**Notary Public for Oregon**  
**My commission expires:**

STATE OF OREGON, County of Douglas (LAMAIN) ss.  
September 18, 1987

Personally appeared Michael J. Chase and

Personally appeared \_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
Sr. Credit Officer \_\_\_\_\_  
\_\_\_\_\_ and \_\_\_\_\_  
\_\_\_\_\_ and \_\_\_\_\_

**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 be-  
half 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:

(OFFICIAL  
SEAL)

(If executed by a corporation,  
affix corporate seal)

THE FEDERAL LAND BANK OF SPOKANE  
c/o Farm Credit Services  
P. O. Box 1490, Roseburg, OR 97470

ERIC I. & LINDA M. GRUENBERG

GRANTEE'S NAME AND ADDRESS:

**After recording return to:**

After recording return to:

Eric I. Gruenberg  
2923 Old San Jose Rd  
Soquel, CA 95073

NAME ADDRESS ZIP

NAME, ADDRESS, ZIP

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

NAME ADDRESS ZIP

STATE OF OREGON,

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**County of**

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

~~TIME~~

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

Township 40 South, Range 9 East of the Willamette Meridian,  
Section 13: SW 1/4, SAVING AND EXCEPTING that portion within  
the U.S.B.R. "C" Canal.

## SUBJECT TO:

1. 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.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1987-88, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Rules, regulations, liens, and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.
6. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
7. Rights of Way for pole line, including the terms and provisions thereof, by and between Vance I. Matney and the California Oregon Power Company, dated September 13, 1938, recorded October 24, 1938, in Volume 118 page 279, Deed Records of Klamath County, Oregon.
8. ~~Easement for roadway, irrigation and drainage purposes, as reserved in agreements between August L. Andrieu et ux, first parties, and various second parties, dated January 15, 1949, recorded February 2, 1949, in Volume 228 page 322, 338, 346, Deed Records of Klamath County, Oregon.~~
9. 779  
160  
19 Reservations and restrictions in deed from O'Connor Livestock Company, to France O'Connor Enterprises, Inc., dated May 20, 1974, in Volume M74 page 6300 and in correction deed dated December 5, 1974, recorded December 5, 1974, in Volume M74 page 15526, Deed records of Klamath County, Oregon, as follows: "That grantor saves, excepts and expressly reserved from the above described lands described in Parcels 1 and 11, an undivided one-half (50%) interest in all subsurface rights including said interest in all water, steam, gas, oil, coal, minerals or any other commercially valuable materials or substances or energies, in and under said lands that may be produced and reserves further the right of ingress and egress at all times for the mining, drilling, exploring, operating and developing said lands with the right of removal of said water, steam, gas, coal, oil, minerals, or any other commercially valuable minerals, substances or energies, that may be found and discovered under said lands."
10. Deed of undivided interest in Minerals, including the terms and provisions thereof, by and between O'Connor Livestock Company, an Oregon corporation, and Frances O'Connor Enterprises, Inc., an Oregon corporation, to David R. Vandenberg, Jr. and Muriel M. Vandenberg, dated May 14, 1974, recorded May 20, 1974, in Volume M74 page 6307, as corrected by deed dated December 5, 1947, recorded December 12, 1974, in Volume M74 page 15807, Deed records of Klamath County, Oregon, which said deeds conveyed an undivided 25% interest.

11. Easement as disclosed by Deed from Frances O'Connor Enterprises, Inc., an Oregon corporation, to Lee S. Hopper and Melinda J. Hopper, husband and wife, dated January 19, 1979, recorded January 22, 1979, in Volume M79 page 1762, Deed records of Klamath County, Oregon, as follows: "Subject to an easement for ingress and egress over and across the West 30 feet of said N $\frac{1}{2}$ SW $\frac{1}{4}$ ."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 7th day  
of April A.D. 19 93 at 2:46 o'clock P M., and duly recorded in Vol. M9  
of Deeds on Page 7098

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE \$40.00