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UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

WARRANTY DEED

MTC 29752-KR

For the true and actual consideration of \$860,000.00, receipt of which is hereby acknowledged, the American Land Conservancy, a nonprofit California public benefit corporation hereinafter called grantor, whether one or more, does hereby grant, bargain, sell, and convey to the UNITED STATES OF AMERICA, and its assigns, the following-described real property situated in the County of Klamath, State of Oregon, to wit:

Parcel 1

Parcel 2 of Land Partition 1-93, situated in Sections 13, 14, 22, 23, 24, 25, 26, and 27 Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon. Containing 1,350 acres more or less.

Parcel 2

A piece or parcel of land situated in the Northwest Quarter of Section 31 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, lying East of the Wood River, and being more particularly described as follows:

Beginning at an iron pipe on the North line of Section 31, from which the brass cap monument marking the Northwest corner of said Section 31 bears North 88 degrees 51 3/4' West 789.8 feet distant and the brass cap monument marking the North Quarter Section corner of said Section 31 bears South 88 degrees 51 3/4' East 1,787.4 feet distant; thence South 38 degrees 23 3/4' East 548.6 feet to a point, thence along a 15 degrees 56 3/4' circular curve to the right (having a deflection angle of 55 degrees 26½', a radius of 359.4 feet and a long chord which bears South 10 degrees 40½' East 334.3 feet) a distance of 347.6 feet; thence South 17 degrees 02 3/4' West 122.1 feet to a point, thence along an 18 degrees 52 3/4' circular curve to the left (having a deflection angle of 40 degrees 26½', a radius of 303.5 feet, and a long chord which bears South 3 degrees 10½' East 209.8 feet) a distance of 214.2 feet; thence South 23 degrees 23 3/4' East 419.5 feet to a point; thence South 14 degrees 07½' East 498.7 feet to a point; thence South 2 degrees 39½' East 682.9 feet to an iron pipe on the South line of the NW¼ of Section 31; thence North 89 degrees 34½' West along the South line of the NW¼ of Section 31, 1,488.1 feet to a point on the West boundary of Section 31; thence North along the West boundary of Section 31

2,640.0 feet to the brass cap monument marking the Northwest corner of Section 31, thence South 88 degrees 51 3/4' East along the North boundary of Section 31, 789.8 feet more or less to the point of beginning. Containing 76.96 acres more or less.

Also a strip of land 90 feet in width along the Northerly side of the Southerly boundary of the NW $\frac{1}{4}$ of Section 31 lying between the above-described parcel and the Westerly right-of-way line of Highway 422 (Modoc Point Highway).

Parcel 3

Government lots 2, 3, 5, 6 of Section 36, Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon. Containing 113.55 acres more or less.

The parcels of land to which the above descriptions apply contain 1,540.51 acres, more or less.

The land is conveyed subject to the following outstanding rights and interests:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the Meadows Drainage District.
3. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Agency Lake or Wood River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.
4. Agreement subject to the terms and provisions thereof;
 Dated: October 26, 1921
 Recorded August 14, 1922
 Volume 59, page 59, Deed records of Klamath County, Oregon
 Between: California Oregon Power Company and Fort Klamath Meadows Company For: Claims for damages for raising or lowering the water of the lake. (Affects Parcel 1)
5. Agreement subject to the terms and provisions thereof;
 between Dennis Crowley, et al, and the California Oregon Power Company, dated December 6, 1923 and recorded June 18, 1924 in Book 64 at page 243, Deed Records of Klamath County, for raising and lowering the water levels of Upper Klamath Lake. (Affects Parcels 2)

6. Grant of right-of-way easement, subject to the terms and provisions thereof;
Dated: December 13, 1928
Recorded: January 10, 1929
Volume: 85 page 123 and 125, Deed records of Klamath County, Oregon
Granted to: the California Oregon Power Company
For: Raising and lowering the water level of Upper Klamath Lake (Affects Parcel 1)
7. Reservations and restrictions, subject to the terms and provisions thereof, contained in a Deed from Fort Klamath Meadows Company to W.P. Hooper, recorded March 13, 1945 in Book 174 page 157 Deed Records of Klamath County, Oregon. (Affects Parcel 1)
8. Reservations and restrictions, subject to the terms and provisions thereof, contained in a Deed from Meadows Drainage District to W.P. Hooper, recorded November 27, 1945 in Book 182 page 307 Deed Records of Klamath County, Oregon. (This instrument is an easement for ditches, canals and the like; irrigation structures and a pumping plant are reserved.) (Affects Parcel 1)
9. An easement created by instrument, subject to the terms and provisions thereof,
Dated: November 19, 1951
Recorded: November 21, 1951
Volume: 251, page 179, Microfilm Records of Klamath County, Oregon
In favor of: California-Oregon Power Company For: 10-foot wide pole power line across a portion of Lot 1, Section 13, Township 34 South, Range 7 $\frac{1}{2}$ East, Willamette Meridian
10. Reservations contained in a land status report, recorded September 19, 1960 in book 324, page 183, Deed Records of Klamath County, Oregon, to wit:
Right-of-way to Klamath County Court for the Dallas-California Highway approved by F.M. Goodwin, Assistant Secretary on May 28, 1924, subject to the provisions of the Act of March 3, 1901, (31 STAT. L. 1058-1084) and Departmental regulations thereunder, and subject to any prior valid existing right or adverse claim.
11. An easement created by instrument, subject to the terms and provisions thereof,
Dated: November 7, 1969
Recorded: November 10, 1969
Volume: M-69, page 9436, Microfilm Records of Klamath County, Oregon
In favor of: Klamath County, Oregon
For: An easement of ingress and egress by water over a canal

(Affects parcel 2)

12. Mineral Special Warranty Deed, subject to the terms and provisions thereof,
Dated: December 11, 1978
Recorded: December 24, 1978
Volume: M-78, page 29013, Microfilm Records of Klamath County, Oregon
Amended by instrument:
Recorded: February 28, 1979
Volume: M-79, page 4442, Microfilm Records of Klamath County, Oregon
From: Cranco
To: Unlimited Resources, for an undivided 50% interest
- Mineral Special Warranty Deed, subject to the terms and provisions thereof,
Dated: July 18, 1988
Volume: M-88, page 17904, Microfilm Records of Klamath County, Oregon
From: Unlimited Resources, Inc.
To: Wells Fargo Bank, for an undivided 50% interest
13. Mineral Special Warranty Deed, subject to the terms and provisions thereof,
Dated: December 11, 1978
Recorded: December 24, 1978
Volume: M-78, page 29024, Microfilm Records of Klamath County, Oregon
Amended by instrument:
Recorded: February 28, 1979
Volume: M-79, page 4453, Microfilm Records of Klamath County, Oregon
From: Cranco
To: John B. Anderson, for an undivided 50% interest
14. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 24, 1981
Recorded: July 18, 1981
Volume: M-81, page 12586, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company
For: 10-foot wide underground electrical circuit
Across: E $\frac{1}{2}$ Section 27, W $\frac{1}{2}$ Section 26, and E $\frac{1}{2}$ of Section 34
15. An easement created by instrument, subject to the terms and provisions thereof,
Dated: April 16, 1982
Recorded: June 11, 1982
Volume: M-82, page 7359, Microfilm Records of Klamath County, Oregon
Amended by instrument:

Recorded: January 13, 1983

Volume: M-83, page 636, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power and Light Company

For: 10-foot wide underground electrical facilities

Affects: E $\frac{1}{2}$ Section 27, S $\frac{1}{2}$ Section 36, S $\frac{1}{2}$ Section 25, S $\frac{1}{2}$ Section 26 and S $\frac{1}{2}$ NW $\frac{1}{4}$ Section 31

16. An easement created by instrument, subject to the terms and provisions thereof,

Dated: November 23, 1982

Recorded: December 14, 1983

Volume: M-83, page 21304, Microfilm Records of Klamath County, Oregon

In favor of: The Federal Land Bank of Spokane

For: A 30-foot easement for ingress and egress

17. An agreement for easement, subject to the terms and provisions thereof,

Dated: April 13, 1987

Recorded: November 23, 1987

Volume: M-87, page 21124, Microfilm Records of Klamath County, Oregon

Between John L. Poutous, Sr. and Arlette J. Poutous, husband and wife, the Poutous Family Partnership and Wells Fargo Bank formerly Crocker National Bank

For: A 50-foot easement for ingress and egress along the existing road from State Highway 422 over Section 31 of Township 34 South, Range 7 East Willamette Meridian, and Sections 25, 26, and 36 Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon

18. An easement created by instrument, subject to the terms and provisions thereof,

Dated: February 1, 1990

Recorded: March 1, 1990

Volume: M-90, page 3954, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power and Light Company

For: underground electric distribution line

Affects: Lot 5, Section 26, Township 34 South, Range 7 $\frac{1}{2}$ East, Willamette Meridian, Klamath County, Oregon

19. Subject to easements for ingress and egress disclosed by Klamath County Land Partition 1-93, filed May 25, 1993.

20. Creation of an easement, subject to the terms and provisions thereof,

Dated: April 27, 1993

Recorded: May 4, 1993

Volume M93, page 9773, Microfilm Records of Klamath County, Oregon

By and Between: John L. Poutous, Sr., Arletti Poutous and The Poutous Family Partnership

For: Ingress and Egress

TO HAVE AND TO HOLD unto the UNITED STATES OF AMERICA and its assigns forever. Grantor covenants and warrants that it is lawfully seized and possessed of the land aforesaid and has the full right, power and authority to execute this conveyance, and that, except as set forth above, said real property is free and clear of liens, claims or encumbrances and that it will defend

the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

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 title to the property should check with the appropriate City or County planning department to verify approved uses.

Accepted subject to approval
title by the Department
of Justice:

Bureau of Land Management

Dated this 14 day of July
1993.

American Land Conservancy
a Nonprofit California
Public Benefit Corporation

By: Judy Ellen Nelson

Judy Ellen Nelson
Acting Lakeview District Manager

By: Harriet Burgess

Harriet Burgess
President, American
Land Conservancy

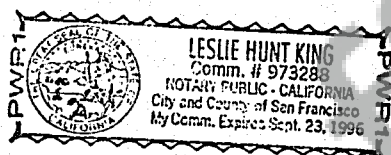
STATE OF CALIFORNIA)
 COUNTY OF San Francisco) ss

On this 14th day of July, 1993, in the year 1993,
 before me Leslie Hunt King, the undersigned Notary Public,
 appeared Harriet Burgess, personally known to me (or proved to me
 on the basis of satisfactory evidence) to be the person who
 executed the within instrument as the President of the American
 Land Conservancy a nonprofit California public benefit
 corporation on behalf of that corporation and acknowledged to me
 that the corporation executed it.

Notary Public

Leslie Hunt King

My commission expires



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 16th day
 of July A.D. 19 93 at 2:43 o'clock P. M., and duly recorded in Vol. M93
 of Deeds on Page 17302.

FEE \$60.00

Evelyn Biehn County Clerk

By Evelyn Biehn