

73003

WARRANTY DEED  
(Statutory Form)

Vol. 93 Page 33744

T2-17-93P03:06 RCVD

GRANTOR: Carl Doumani, an unmarried man

CONVEYS AND WARRANTS TO

GRANTEE: ROBERT M. CONNELLY and CHRISTINE D. CONNELLY, husband and wife

the following described real property free of encumbrances except as specifically set forth herein: as set forth on the attached Exhibit "A" and subject to those certain encumbrances as set forth on the attached Exhibit "B" both of which are 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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 300,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: December 13, 1993

GRANTOR:

Carl Doumani

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

ROBERT M. & CHRISTINE D. CONNELLY, 424 Knightsbridge Way, Mailbox 2, American Canyon, CA 94589

STATE OF OREGON, County of ss.  
Date:  
Personally appeared the above named  
and acknowledged the foregoing instrument to be  
voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of ss.  
Date:  
Personally appeared,  
that he/she is the  
who being sworn, stated  
of grantor corpo-  
ration and that this instrument was voluntarily signed on behalf of the corporation. Before  
me:

Notary Public for Oregon

My commission expires:

## WARRANTY DEED

TO

ROBERT M. &amp; CHRISTINE D. CONNELLY

AFTER RECORDING RETURN TO

ROBERT M. &amp; CHRISTINE D. CONNELLY

424 KNIGHTSBRIDGE WAY, MAILBOX 2  
AMERICAN CANYON CA 94589

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUNTIES  
WHERE USED.)

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 on page  
Witness my hand and seal of County affixed.

County Clerk

By

Deputy.

NUMBER:

# EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land which lies in the S1/2 of Section 20 and the E1/2 W1/2 and W1/2 E1/2 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

The SW1/4 SE1/4 and the SW1/4 of Section 20, and the E1/2 W1/2 and the W1/2 E1/2 of Section 29, All lying in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM: the Northerly 580 feet of the NE1/4 SW1/4, that portion of land lying within the Klamath County Malin-Bonanza Road right-of-way, in said Section 20; that portion of land of Major Land Partition No. 13-71, as shown on Record of Survey No. 2579, which lies within the East half of the West half said of Section 29; the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of said Section 29.

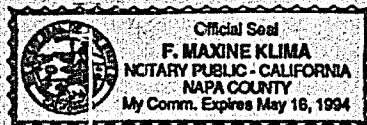
## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California  
County of Napa  
On December 14, 1993 before me, F. Maxine Klima, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Carl Daurani  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

F. Maxine Klima  
SIGNATURE OF NOTARY

### OPTIONAL SECTION

#### CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on this document.

☒ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)  
☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

#### SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

### OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Warranty Deed  
NUMBER OF PAGES 4 DATE OF DOCUMENT December 13, 1993  
SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_



1. Taxes for the fiscal year 1994/95

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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 Lost 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. 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.

5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District.

6. Reservations and right of way as contained in Patents from the United States, recorded in Deed Volume 45, page 265, Deed Volume 45, page 575, Deed Volume 50, page 365, Deed Volume 107, page 353, Records of Klamath County, Oregon.

7. Right of way, subject to the terms and provisions thereof, to Horsefly Irrigation District recorded in Volume 50 at page 211, Records of Klamath County, Oregon. (Affects SW1/4 of the SW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian)

8. Right of way, subject to the terms and provisions thereof, granted to Klamath County and being a strip of land 40 feet in width across the SW1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, recorded in Volume 102, page 550, Records of Klamath County, Oregon.

9. Right of Way, subject to the terms and provisions thereof of stipulation and agreement for right of way recorded in Volume 114, page 604, Records of Klamath County, Oregon.

10. Rights of way and easement, subject to the terms and provisions thereof, from the State of Oregon, represented and acting by World War Veterans State Aid Commission to Horsefly Irrigation District recorded in Volume 121, page 564, Records of Klamath County, Oregon. (Affects NE1/4 NW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian)

11. Reservations and right of way recorded in Volume 182, page 277, Records of Klamath County, Oregon, to wit:

"Subject to right of way for ditches, canals and reservoir sites for irrigation purposes constructed or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."

12. Right of way agreement, subject to the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California corporation, recorded in Volume 322, page 228, Records of Klamath County, Oregon, and Notice of Location Amending Existing right of way, recorded in Volume M79, page 1381, Microfilm Records of Klamath County, Oregon: (Affects SW1/4 SE1/4; SE1/4 NW1/4; E1/2 SW1/4 of Section 20; the W1/2 E1/2 and E1/2 W1/2 of Section 29; the NW1/4 NE1/4, SE1/4 NE1/4, the E1/2 SE1/4 of Section 32, the W1/2 SW1/4 of Section 33, Township 39 South, Range 11; NW1/4 of Section 4, Township 40 South, Range 12; NE1/4 NE1/4 of Section 32, Township 39 South, Range 11 East of the Willamette Meridian)

13. Right of way, subject to the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California corporation, recorded January 4, 1961 in Volume 326, page 395, Deed Records of Klamath County, Oregon. (Affects E1/2 of the E1/2 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian) SW1/4

14. Right of way, subject to the terms and provisions thereof, granted to Pacific Power and Light Company, a corporation, recorded May 4, 1967 in Volume M67, page 3328, Microfilm Records of Klamath County, Oregon. (Affects NW1/4 SW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian)



15. Right of way agreement, subject to the terms and provisions thereof, in favor of Pacific Gas Transmission Company, a California corporation, recorded May 13, 1980 in Volume M80, page 8819, Microfilm Records of Klamath County, Oregon, for pipelines.

16. Right of way easement, subject to the terms and provisions thereof,  
Dated: April 30, 1980

Recorded: October 8, 1980

Volume: M80, page 19503, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power and Light Company

For: Electric transmission and distribution lines.

17. The effect of a Water Agreement, subject to the terms and provisions thereof,

Dated: March 20, 1981

Recorded: July 22, 1981

Volume: M81, page 13104, Microfilm Records of Klamath County, Oregon

By and between: Century Elevator Corp., a California corporation and

Century Ranch, Eugene Paulson and Verna Paulson,

husband and wife; and Pacific Gas Transmission

Company

18. Agreement, subject to the terms and provisions thereof,

Dated: May 26, 1981

Recorded: July 22, 1981

Volume: M81, page 13111, Microfilm Records of Klamath County, Oregon

By and between: Century Elevator Corp., Century Ranch, et al and

Horsefly Irrigation District

For: Distribution of irrigation water

Re-recorded: January 20, 1984

Volume: M84, page 1105, Microfilm Records of Klamath County, Oregon

19. Order in the matter of Major Partition 38-89, subject to the terms and provisions thereof;

Dated: November 14, 1989

Recorded: November 15, 1989

Volume: M89, page 22082, Microfilm Records of Klamath County, Oregon

20. Access easement 60 feet in width as disclosed by survey number

2579 filed December 9, 1977.

(Affairs Section 29)

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

Dated: December 27, 1989

Recorded: December 29, 1989

Volume: M89, page 23132, Microfilm Records of Klamath County, Oregon

For: private roads 60' and 30' wide for access to adjoining property

STATE OF OREGON: COUNTY OF KLAMATH: 11

Filed for record at request of Mountain Title co the 17th day  
of Dec. A.D. 1991 at 3:06 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 33744

FEE \$45.00

Evelyn Biehn County Clerk

By Pauline Mendenhall