

07-15-94A09:31 RCVD

Vol. m94 Page 21811

84352

MTC 33207-KR
UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

OR 4936801

WARRANTY DEED

For the true and actual consideration of \$1,182,850.00, 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 of Land Partition 1-93, situated in Sections 10, 11, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, and 27 Township 34 South, Range 7 1/4 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH EASEMENT for Ingress and Egress dated April 27, 1993, recorded May 4, 1993 in Volume M93 page 9773; Microfilm Records of Klamath County, Oregon, by and between John L. Poutous Sr., Arletti Poutous, and The Poutous Family Partnership.

EASEMENTS for ingress and egress in Land Partition 1-93 filed May 25, 1993.

The parcel of land to which the above descriptions apply contains 1,680.00 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

RETURN: A. BARRON BAIL
K. FALLS AREA RESOURCE MNGR.
BUREAU OF LAND MANAGEMENT
2795 ANDERSON BUILDING 25
KLAMATH FALLS, OR 97601

21812

5. Grant of right-of-way easement, subject to the terms and provisions thereof;

Dated: December 13, 1928

Recorded: January 10, 1929

Volume: 65 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

6. Reservations and restrictions, subject to the terms and provisions thereof, contained in a Deed from Fort Klamath Meadows Company to George and Wynne Harlow, recorded September 2, 1942 in Book 150 at page 585 Deed Records of Klamath County, Oregon.

7. Reservations and restrictions, subject to the terms and provisions thereof, contained in a Deed from Fort Klamath Meadows Company to George and Wynne Harlow, recorded March 13, 1945 in Book 174 at page 155 Deed Records of Klamath County, Oregon.

8. 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.

9. 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.)

10. 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 7E East Willamette Meridian

11. 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

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

Dated: June 24, 1981

21813

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 East $\frac{1}{2}$ of Section 34

13. 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 $\frac{1}{2}$ N $\frac{1}{2}$ W $\frac{1}{2}$ Section 31

14. 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

16. 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 (Modoc Point Highway) 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

17. Creation of an easement, subject to the terms and provisions thereof,
Dated: April 27, 1993

Recorded: May 4, 1993

Volume M 93, page 9773, Microfilm Records of Klamath County, Oregon

By and Between: John L. Poutous, Sr., Arlette Poutous and the Poutous Family Partnership.

For: Ingress and Egress

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

TO HAVE AND TO HOLD unto the UNITED STATES OF AMERICA and its assigns forever. Grantor covenants and warrants that he is lawfully seized and possessed of the land aforesaid and has the full right, power and authority to execute this

21814

conveyance, and that, except as set forth above, said real property is free and clear of liens, claims or encumbrances and that he 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 and subject to approval Dated this 1 day of July, 1994
of title by the Department of Justice:

Bureau of Land Management

American Land Conservancy,
a Nonprofit California
Public Benefit Corporation

By: A. Barron Bail

By: Harriet Burgess

Harriet Burgess

Acting Lakeview
District Manager

President, American Land Conservancy

STATE OF CALIFORNIA

)
) ss:
)

COUNTY OF

On this _____ day of _____, in the year 1994, before me _____, 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

My commission expires _____, 19____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of San FranciscoOn July 1, 1994 before me, Leslie Hunt King
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Harriet Burgess
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.

Leslie Hunt King
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER
President
 TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

ALL

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
 TITLE OR TYPE OF DOCUMENT

4
 NUMBER OF PAGES

7/1/94
 DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day
 of July A.D., 19 94 at 9:31 o'clock A M., and duly recorded in Vol. M94
 of Deeds on Page 21811

FEE \$30.00

Evelyn Biehn County Clerk

By Caroline Mullendore