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MT36913-KR

^{K-42036}
SPECIAL WARRANTY DEED

Vol. m96 Page 4315

MERRILL L. NASH, 251 South Lake Avenue, Suite 606, Pasadena, California 91101, Grantor, conveys and specially warrants to JANICE K. WRIGHT, 3425 E. Floradora Avenue, Fresno, California 93703, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "1" attached hereto and incorporated herein by reference.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1989-90 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.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways, ditches, canals or utility easements.
5. Easement, including the terms and provisions thereof, in favor of The California Oregon Power Company, recorded June 9, 1930, in Volume 91, Page 466, Deed Records of Klamath County, Oregon, for a 5-foot right of way over portion of the E1/2 NE1/4, Section 36.

1 - Special Warranty Deed

rle/nashSWD/mab

MERRILL, O'SULLIVAN, MACRITCHIE & PETERSEN

ATTORNEYS AT LAW
1070 N.W. BOND
SUITE 303
BEND, OREGON 97701

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6. Transmission Line Easement, including the terms and provisions thereof, given by James G. Stevenson, Jr. and Margaret E. Stevenson, husband and wife, to the United States of America, dated December 2, 1965, recorded December 14, 1965, in Volume M65, Page 4646, Deed Records of Klamath County, Oregon. Affects SW1/4 NW1/4, Section 26.

7. Access Road Easement, including the terms and provisions thereof, given by James C. Stevenson, Jr. and Margaret E. Stevenson, husband and wife, to the United States of America and Portland General Electric Company, dated December 2, 1965, recorded December 14, 1965, in Volume M65, Page 4649, Deed Records of Klamath County, Oregon. Affects W1/2 W1/2, Section 26, and SE1/4 NE1/4, NE1/4 SE1/4, Section 27.

8. Access Road Easement, including the terms and provisions thereof, given by James C. Stevenson, Jr. and Margaret E. Stevenson, husband and wife, to the United States of America and Portland General Electric Company, dated January 12, 1966, recorded January 19, 1966, in Volume M66, Page 561, Deed Records of Klamath County, Oregon. Affects SW1/4 SW1/4, Section 26.

9. Easement, including the terms and provisions thereof, in favor of Portland General Electric Company, dated March 3, 1966, recorded March 3, 1966, in Volume M66, Page 1791, Deed Records of Klamath County, Oregon, for an electric transmission line. Affects Section 26.

10. Terms and provisions contained in Access Road Easement, from James C. Stevenson, Jr. and Margaret E. Stevenson, husband and wife, to the United States of America, dated August 5, 1968, recorded September 27, 1968, in Volume M68, Page 8787, Deed Records of Klamath County, Oregon. Affects W1/2 W1/2, Section 26 and SE1/4 NE1/4, Section 27.

11. Easement, including the terms and provisions thereof, in favor of Pacific Power and Light Company, dated March 13, 1973, recorded March 16, 1973, in Volume M73, Page

2 - Special Warranty Deed

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2773, Deed Records of Klamath County, Oregon, for electric transmission line over the SE1/4, Section 25 and SW1/4, Section 30.

12. Reservations and restrictions in deed from Eugene Aiello to Robert D. Liudahl and Greta M. Liudahl, husband and wife, dated November 2, 1973, recorded December 4, 1973, in Volume M73, Page 15673, Deed Records of Klamath County, Oregon, as follows: ". . .the grantor hereby reserved unto Grantor the rights to all oil, petroleum, gas, asphaltum and other minerals, gaseous, liquid and solid, including, but not limited to, geothermal rights in and under the above described real property." Affects SE1/4 SE1/4, Section 31.

13. Easement, including the terms and provisions thereof, in favor of Pacific Power and Light Company, dated December 17, 1973, recorded December 20, 1973, in Volume M73, Page 16217, Deed Records of Klamath County, Oregon, for electric transmission line over Sections 26 and 27.

14. Right of Way Easement, including the terms and provisions thereof, given by Robert L. Horton and Greta Mae Horton, to Pacific Power & Light Company, dated August 27, 1979, recorded September 4, 1979, in Volume M79, Page 21097, Deed Records of Klamath County, Oregon. Affects SW1/4 and SE1/4 NW1/4, Section 26.

The true and actual consideration for this conveyance is \$835,000.

Until a change is requested, all tax statements shall be sent to: 3425 E. Floradora Avenue, Fresno, California 93703.

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.

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal

3 - Special Warranty Deed

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MERRILL, O'SULLIVAN, MACRITCHIE & PETERSEN

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BEND, OREGON 97701

Revenue Code, Section 1445.

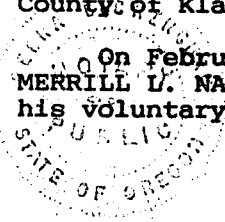
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DATED February 28, 1990.

Merrill L. Nash
MERRILL L. NASH

STATE OF OREGON)
) ss.
County of Klamath)

On February 28, 1990, personally appeared the above-named MERRILL L. NASH and acknowledged the foregoing instrument to be his voluntary act. Before me:



Debra Buckingham
Notary Public for Oregon
My Commission Expires: 12-19-92

Grantor's Name & Address:

Merrill L. Nash
251 South Lake Avenue,
Suite 606
Pasadena, California 91101

Grantee's Name & Address:

Janice K. Wright
3425 E. Floradora Avenue
Fresno, California 93703

4 - Special Warranty Deed

rlc/nashSWD/mab

MERRILL, O'SULLIVAN, MACRITCHIE & PETERSEN

ATTORNEYS AT LAW
1070 N.W. BOND
SUITE 303
BEND, OREGON 97701

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Township 39 South, Range 11 East of the Willamette Meridian

SECTION 22: SE $\frac{1}{4}$ SW $\frac{1}{4}$; W $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$, EXCEPTING that portion lying North of the Langell Valley Market Road.

SECTION 25: SE $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southwesterly of West Langell Valley Road.

SECTION 26: All that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly from a straight line drawn from a point on the North line of said Section 26, which point is 441.0 feet East of Section corner common to Sections 22, 23, 26 and 27, and to a point on the South line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, which point is 252.0 feet East of the Southwest corner of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26.

ALSO all that portion of S $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26 lying Southwesterly from a line whose course is as follows: Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, which point is 252.0 feet East of the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 86° East, 406.0 feet; thence South 34° East, 811.0 feet; thence South 64° East, 407.0 feet; thence South 56° East, 810.0 feet, more or less, to a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26.

ALSO all that portion of the SE $\frac{1}{4}$ of Section 26, lying Southwesterly of the Westerly boundary of the Langell Valley Market Road.

ALSO the SW $\frac{1}{4}$

EXCEPT from the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26 that portion lying Northeasterly of the West Langell Valley Road.

SECTION 27: S $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying South of the Langell Valley Market Road

SECTION 35: N $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 36: E $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{4}$ W $\frac{1}{4}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$, LESS portion of NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northeasterly of West Langell Valley Road; NW $\frac{1}{4}$; Lots 1 and 4

Township 39 South, Range 12 East of the Willamette Meridian

SECTION 30: Lot 4

SECTION 31: SW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$, EXCEPT 7 acres, more or less, described as follows: Beginning at the Northeast section corner of Section 31; thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet to the point of beginning.

N $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$; Lot 4, EXCEPTING 5.85 acres, more or less, lying North of the Market Road.

Township 40 South, Range 12 East of the Willamette Meridian

SECTION 1: Lots 1, 2, 5, 6 and 7; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{4}$ SE $\frac{1}{4}$

Township 40 South, Range 13 East of the Willamette Meridian

SECTION 6: That portion of the N $\frac{1}{4}$ NE $\frac{1}{4}$ lying Northerly & Easterly of the Bonanza-Langell Valley Highway.

PARCEL 2:

Township 39 South, Range 11 East of the Willamette Meridian

SECTION 25: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 36: W $\frac{1}{4}$ W $\frac{1}{4}$ NE $\frac{1}{4}$; That portion of the W $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northeasterly of West Langell Valley Road.

Together with all appurtenant water rights and BLM grazing rights, specifically including all rights arising under Water Right Application No. G-8200, Permit No. 7654, as filed in the Office of the Water Resources Director of the State of Oregon and further specifically including Bureau of Land Management Grazing Allotment Nos. 0836 (Harpold Channing) and 0837 (Bryant-Horton).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 15th day of February A.D., 19 96 at 11:31 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 4315.

FEE \$55.00

Bernetha G. Letsch, County Clerk

By Doraine Mendenhall

EXHIBIT 1

PAGE 2 OF 2