

18010

STATE OF OREGON Vol 1996 Page 7577

WHEN RECORDED MAIL TO:

(Don't use this space; reserved for recording label in counties where used.)

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 \_\_\_\_\_ or as filing fee number \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

## MAIL TAX STATEMENTS TO:

JACOB D. WOOD  
 11161 TABLE ROCK ROAD  
 CENTRAL POINT, OR 97502

## WARRANTY DEED

WALTER L. MESHKE, a single man, dealing with his separate property,

GRANTOR, conveys and warrants to JACOB D. WOOD, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL 1: Township 33 South, Range 7½ East of the Willamette Meridian:

Section 15: Government Lots 3, 11, 12, and 13

Section 16: Government Lots 6 and a portion of 7 more particularly described as follows: Beginning at the quarter section corner between Sections 15 and 16, said Township and Range; thence South along Section line 10.33 chains to an iron pin; thence West 10 chains to the West boundary of the Military Hay Reservation as approved by Wm. H. Odell, May 19, 1873, thence North 16°18' West along said boundary to the line (description continued on reverse)

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 737,980.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 12th day of March, 1996.

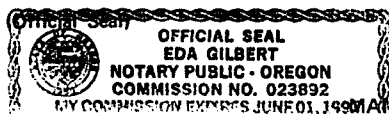
Walter L. Meshke

STATE OF OREGON, County of Klamath, ss. March 12, 1996  
 Personally appeared the above named WALTER L. MESHKE

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon  
 My commission expires 6-1-97



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps  
 Attorneys at Law  
 706 Main Street  
 Klamath Falls, Oregon 97601

7577

between said Lots 6 and 7; thence East 13.05 chains to the point of beginning, containing 11.9 acres more or less. NOTE: The preceding property description is in accordance with that survey of May 22, 1902, recorded in the Office of the Klamath County Surveyor.

EXCEPTING from the above-described property that portion conveyed by Walter L. Meshke to State of Oregon, by and through its Department of Transportation, Highway Division, dated March 7, 1991, recorded April 19, 1991, in Vol. M-91, Page 7203, Microfilm Records of Klamath County, Oregon.

PARCEL 2: Township 33 South, Range 7½ East of the Willamette Meridian:

Section 9: Government Lots 5, 6, 8, and 9, and a portion of Lot 7 more particularly described as follows: Beginning at the Southwest corner of Lot 6; thence North along the West line of said Lot 6, 574 feet, thence West 524 feet to the County Road; thence Southeasterly along the easterly line of said County Road, to the Southwesterly corner of Lot 7; thence East along the south line of said Lot 7 to the place of beginning. NOTE: The preceding property description is in accordance with that survey of May 22, 1902, recorded in the Office of the Klamath County Surveyor.

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and right of Klamath County, Oregon, to additional taxes, plus interest, in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of public roads or highways.
3. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Wood River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
4. Liens and assessments of the Wood River District Improvement Company, and any unpaid charges thereof.
5. Reservations and restrictions, including the terms and provisions thereof, in Patent recorded November 18, 1915, in Volume 45 on page 210 and Volume 45 page 211, Deed Records of Klamath County, Oregon.
6. Right of Way, including the terms and provisions thereof, between Mordecai H. Hess and Jeanne Hess, his wife, to The California Oregon Power Company, a California corporation, dated July 11, 1941, recorded July 28, 1941, in Volume 140 on page 11, Deed Records of Klamath County, Oregon.
7. Agreement, including the terms and provisions thereof, between Lloyd G. Nicholson and Dorothy Mae Nicholson, his wife, J. Emmitt Sisemore, a single man, L. Orth Sisemore and Elizabeth Sisemore, his wife, Joseph Christopher McAuliffe and Lenore Codd McAuliffe, his wife, Ira F. Orem and Marie Orem, his wife, and Loren Miller Co., a corporation, to J.P. McAuliffe and Nora McAuliffe, husband and wife, recorded January 17, 1953, in Volume 258 on page 595, Deed Records of Klamath County, Oregon, for perpetual right and easement along with the first parties to use Melhase Ditch.
8. Access rights abutting highway, including the terms and provisions thereof, as set forth in Warranty Deed from Walter L. Meshke, to State of Oregon, by and through Department of Transportation, Highway Division, dated March 7, 1991, recorded April 19, 1991, in Volume M-91 on page 7203, Deed Records of Klamath County, Oregon.
9. Easement, including the terms and provisions thereof, from Walter L. Meshke, et al., to Wood River Improvement District, dated September 11, 1991, recorded December 13, 1991, in Volume M-91 on page 26073, Deed records of Klamath County, Oregon, for 40 foot wide easement for irrigation ditch.
10. Easement, including the terms and provisions thereof from Walter L. Meshke et al to all irrigation users downstream, recorded December 13, 1991, in Deed Volume M-91 on page 26076, records of Klamath County, Oregon, for 40 foot wide easement for irrigation ditch.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 20th day of March A.D., 19 96 at 2:49 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 7577

FEE \$35.00

By Bernetha G. Letsch, County Clerk

*[Signature]*