

X-49052

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that Jerry V. Rajnus and Jean M. Ridenour, Trustees of the Jerry V. Rajnus Living Trust and Jean M. Ridenour and Jerry V. Rajnus, Trustees of the Helen M. Rajnus Living Trust, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Donald Rajnus and Sharon Rajnus, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

As shown on attached Exhibit "A"

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 1995-96 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) Liens and assessments of Klamath Project and Shasta View Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.

(3) Rules, regulations, liens, assessments, contracts, right of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation.

(4) Grant of Right of Way, including the terms and provisions thereof, given by Albert Plasil and Ethel M. Plasil, husband and wife, to The California Oregon Power Company, a California Corporation, dated December 19, 1925, recorded December 28, 1925, in Volume 69 on page 143, Deed Records of Klamath County, Oregon.

(5) Grant of Right of Way, including the terms and provisions thereof, given by Richard Henzel and Elizabeth Henzel, husband and wife, and Ben Henzel and Edith Julia Henzel, his wife, to The California Oregon Power Company, a California Corporation, dated April 27, 1945, recorded May 9, 1945, in Vol. 176 on page 169, Deed Records of Klamath County, Oregon.

(6) Contract and Grant of Easement, including the terms and provisions thereof, between Shasta View Irrigation District and Jerry V. Rajnus and Helen Rajnus, dated June 19, 1973 and recorded August 8, 1973 in Deed Volume M-73 on page 10379, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,000.00.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances,

RETURN TO & TAXES: DONALD AND SHARON RAJNUS
30485 TRANSFORMER RD.
MALIN, OREGON 97632

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and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this ____ day of March, 1996.

HELEN M. RAJNUS LIVING TRUST

Jean M. Ridenour, Trustee

Jerry V. Rajnus, Trustee

JERRY V. RAJNUS LIVING TRUST

Jerry V. Rajnus, Trustee

Jean M. Ridenour, Trustee

STATE OF OREGON)
County of Klamath) SS

On this 27th day of March, 1996, before me a Notary Public in and for said county and state, personally appeared Jerry V. Rajnus of the State of Oregon, County of Klamath, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public for Oregon

My Commission Expires: 12-19-96

STATE OF OREGON)
County of DOUGLAS) SS

On this 28th day of March, 1996, before me a Notary Public in and for said county and state, personally appeared Jean M. Ridenour of the State of Oregon, County of DOUGLAS, known to me to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public for Oregon

My Commission Expires: 1/29/98

After recording return & send
tax stmts to:



EXHIBIT "A"
DESCRIPTION OF PROPERTY

A parcel of land situate in Section 9, Township 41 S. R. 12 E.W.M., in Klamath County, Oregon, and more particularly described as follows:

All of the S½NE¼, NE½SE¼, and that portion of the W½SE¼ LYING Northeasterly of the Northeasterly boundary of the right of way of the "D" Canal of the U.S. Bureau of Reclamation Klamath Project as the same is now located and constructed; All of the SE½SE¼ of said Section 9, excepting that portion heretofore conveyed to Byron Johnson by deed dated April 28, 1947, and recorded in Book 207 at page 418 of Klamath County Deed Records.

A parcel of land situate in the N½NE¼ of Section 16, Township 41 South, Range 12 E.W.M., in Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the section line marking the Northerly boundary line of the said Section 16, with the Northeasterly boundary line of the right of way of the "D" Canal of the U.S. Bureau of Reclamation Klamath Project as the same is now located and constructed, and running thence East along said section line to its intersection with the southwesterly boundary of the right of way of the High Line Canal of the Malin Irrigation District, as the same is now located and constructed; thence Southerly along the last mentioned right of way boundary line to its intersection with a line parallel with and 695.0 feet distant at right angles southerly from the said section line marking the northerly boundary of the said Section 16; thence Westerly along said parallel line to its intersection with the said northeasterly boundary line of the right of way for the said "D" Canal of the U.S. Bureau of Reclamation Klamath Project; thence Northerly along said last mentioned right of way boundary line to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 29th day
of March A.D., 19 96 at 10:49 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 8785.

Bernetha G. Letsch, County Clerk

By *Cheryl Russell*

FEE \$40.00