

NOTICE IS HEREBY GIVEN that Klamath Basin Improvement District (KBID), 6640 KID Lane, Klamath Falls, Oregon 97603, claims a lien pursuant to ORS 545.494 against that real property situated in Klamath County, Oregon, more particularly described on the instrument recorded in Vol. M95 at page 24660 of the records of the Clerk of Klamath County, Oregon, a copy of which is attached hereto. The property is contained in Klamath County Assessor's Lot No. 3909-01BB-04400.

The lien is claimed for past due water delivery charges and delinquent assessments owed to KBID as follows:

|                    |                 |
|--------------------|-----------------|
| 1995-96 Water year | \$ <u>43.35</u> |
| 1994-95 Water year | _____           |
| 1993-94 Water year | _____           |
| 1992-93 Water year | _____           |
| 1991-92 Water year | _____           |
| 1990-91 Water year | _____           |
| 1989-90 Water year | _____           |

Water years prior to 1989 \_\_\_\_\_

Interest due to June 15, 1996 5.40

Lien preparation and recording fee: 100.00

TOTAL CLAIMED: \$ 148.75

Interest on the above charges accrues at the rate of 18.0% per annum from June 15, 96 until paid.

The name of the water user to whom water was delivered or was delivered is:  
John W. Wolter  
13206 NW 2nd Avenue  
Vancouver WA 98685

DATED:

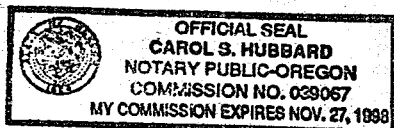
STATE OF OREGON      ]  
                                  ] ss.  
County of Klamath     ]

I, CINDY L. CHERRY, being first duly sworn, say that I have am the Secretary of Klamath Basin Improvement District, that I know the contents of the foregoing Notice of Claim of Lien and that the statements and claims made therein are in all respects correct and true, as I verily believe.

KLAMATH BASIN IMPROVEMENT DISTRICT

BY: Cindy L. Cherry  
Secretary

SUBSCRIBED AND SWORN to before me this 29<sup>th</sup> day of May, 1996.



Carol S. Hubbard  
Notary Public of Oregon  
My Commission expires: 11-27-98  
RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

6000

Vol. 195 Page 24660

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto \_\_\_\_\_ hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of \_\_\_\_\_ Klamath \_\_\_\_\_ State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

\*being compliance with Judgment. \*\* Dissolution of Marriage entered in Klamath County Circuit Court  
Case No. 9502545CV.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which): (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of September, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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 APPLICABLE USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DERIVED IN ORS 30.932.

Wanda L. Wolter

STATE OF OREGON, County of \_\_\_\_\_ Klamath \_\_\_\_\_ ss.

This instrument was acknowledged before me on September 8, 1995, by Wanda L. Wolter

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
MARSHA COBINE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 010737  
MY COMMISSION EXPIRES NOV. 07, 1993.

Marsha Cobine  
Notary Public for Oregon  
My commission expires 11-7-95

Wanda L. Wolter  
1419 Homedale  
Klamath Falls, Oregon 97603  
Grantor's Name and Address  
John M. Wolter  
271 N. Hayden Bay Rd.  
Portland, Oregon 97217  
Grantor's Name and Address  
After recording notice to (Name, Address, City)  
John M. Wolter  
271 N. Hayden Bay Rd.  
Portland, Oregon 97217  
Deed requested otherwise filed all heretofore in (Name, Address, City)  
John M. Wolter  
271 N. Hayden Bay Rd.  
Portland, Oregon 97217

SPACE RESERVED  
FOR  
RECORDERS USE

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.  
Witness my hand and seal of County, affixed.  
By \_\_\_\_\_ Deputy

## EXHIBIT A TO QUITCLAIM DEED

## Parcel One:

The South 69.6 feet of Lot 44 FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Deed Volume 349, page 474, Deed Records of Klamath County, Oregon. TOGETHER WITH a 1966 Mobile Home license number X101630, VIN number S6354 which is firmly attached to the real property.

## Parcel Two:

Beginning at a point 1,237.5 feet North and 990 feet East of an iron pin driven into the ground on the property of Otis V. Saylor at the Southwest corner of the NW 1/4 of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said highway; thence North 132 feet; thence East 270 feet; thence South 132 feet; thence West 270 feet to the place of beginning.

EXCEPTING THEREFROM, the West 158.5 feet as conveyed by Glenn A. Pruner and Dora O. Pruner, Husband and Wife, to Delbert L. Eayrs and Joan K. Eayrs, Husband and Wife, in Deed Volume 323, Page 269, and Volume 326, Page 54, and conveyed by Glenn A. Pruner and Dora O. Pruner, Husband and Wife, to Clark S. Kendall and Laverne Kendall, Husband and Wife, in Deed Volume 326, Page 197, Deed Records of Klamath County, Oregon.

## Parcel Three:

Lot 36, Block 21, TRACT 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES OF OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal Buchanan the 12th day  
of Sept A.D. 19 95 at 2:20 o'clock P M., and duly recorded in Vol. 895  
of Deeds on Page 24660  
By Bernetha G. Latsch, County Clerk  
FEE \$35.00/cc\$1.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 14th day  
of June A.D. 19 96 at 9:15 o'clock A M., and duly recorded in Vol. M96  
of County Lien Docket on Page 17726  
By Bernetha G. Latsch, County Clerk  
FEE \$15.00

NOTICE IS HEREBY GIVEN that Klamath Basin Improvement District (KBID), 6640 KID Lane, Klamath Falls, Oregon 97603, claims a lien pursuant to ORS 545.494 against that real property situated in Klamath County, Oregon, more particularly described on the instrument recorded in Vol. 1189 at page 6364 of the records of the Clerk of Klamath County, Oregon, a copy of which is attached hereto. The property is contained in Klamath County Assessor's Lot No. 4010-2900-00700 and 4010-3200-00200.

The lien is claimed for past due water delivery charges and delinquent assessments owed to KBID as follows:

|                    |            |
|--------------------|------------|
| 1995-96 Water year | \$ 1550.35 |
| 1994-95 Water year | _____      |
| 1993-94 Water year | _____      |
| 1992-93 Water year | _____      |
| 1991-92 Water year | _____      |
| 1990-91 Water year | _____      |
| 1989-90 Water year | _____      |

Water years prior to 1989 \_\_\_\_\_

Interest due to June 15, 1996 142.50

Lien preparation and recording fee: 200.00

TOTAL CLAIMED: \$ 1892.85

Interest on the above charges accrues at the rate of 18.0% per annum from June 15, 96 until paid.

The name of the water user to whom water was delivered or was delivered is:  
Rodney J. Wright  
7330 Washburn Way  
Klamath Falls OR 97603

DATED:

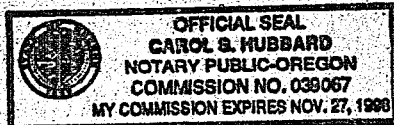
STATE OF OREGON }  
County of Klamath } ss.

I, CINDY L. CHERRY, being first duly sworn, say that I have am the Secretary of Klamath Basin Improvement District, that I know the contents of the foregoing Notice of Claim of Lien and that the statements and claims made therein are in all respects correct and true, as I verily believe.

KLAMATH BASIN IMPROVEMENT DISTRICT

BY: Cindy L. Cherry  
Secretary

SUBSCRIBED AND SWORN to before me this 29<sup>th</sup> day of May, 1996.



Carol S. Hubbard  
Notary Public of Oregon  
My Commission expires: 11-27-98

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OR 97601

This paper is 100% recycled.

99088

MTT-21158L

WARRANTY DEED

Vol. 21158 Page 6364

KNOW ALL MEN BY THESE PRESENTS, That Farm Credit Bank of Spokane, successor by merger to the Federal Land Bank of Spokane

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_

Rodney J. Wright

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Refer to the attached exhibit "A"

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 262,000.00. However, the actual consideration consists of or includes either property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of April, 19 89. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Farm Credit Bank of Spokane

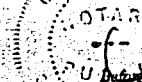
Ann Helton

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.



(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/13/89

STATE OF OREGON, County of Klamath ) ss.

April 15th, 19 89

Personally appeared Ann Helton

\_\_\_\_\_, who, being duly sworn, each for himself and on behalf of the other, did say that the former is the \_\_\_\_\_ and that the latter is the \_\_\_\_\_

Farm Credit Bank of Spokane

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, Ann Helton

Notary Public for Oregon

My commission expires: 7/13/89

(OFFICIAL SEAL)

Farm Credit Bank of Spokane  
900 Klamath Ave.  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS  
Rodney J. Wright  
7330 Washburn Way  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
Rodney J. Wright  
7330 Washburn Way  
Klamath Falls, Oregon 97601

NAME, ADDRESS ZIP  
Rodney J. Wright  
7330 Washburn Way  
Klamath Falls, Oregon 97601

STATE OF OREGON, ) ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ of page \_\_\_\_\_ of its file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer  
\_\_\_\_\_  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY



## PARCEL 1:

SW1/4, N1/2 SE1/4 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian.

Tax Account No.: 4010 02900 00700

## PARCEL 2:

W1/2 NW1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM that portion conveyed to the United States of America by deed recorded January 29, 1957 in Deed Book 289 at page 373, described as follows:

Beginning at a point which lies on the East boundary line of the county road and South a distance of 280.0 feet along said boundary line from an iron pipe marking the intersection of the East boundary of the county road with the North line of said Section 32, said pipe being East 26.2 feet from the Northwest corner of said Section 32; thence East, parallel with the North line of Section 32, 380 feet; thence South, parallel to said county road, 100 feet; thence West, parallel with said North line of Section 32, a distance of 380 feet to a point on the East boundary line of said county road; thence North along said East boundary line, 100 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situate in the West half of the Northwest quarter of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of W1/2 NW1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian; thence North 00 degrees 59' 08" West along the West line of said Section 32, 1512.78 feet to a point; thence South 73 degrees 45' 21" East, 247.8 feet to a point; thence South 60 degrees 10' 54" East, 138.38 feet to a point; thence South 54 degrees 39' 24" East, 317.05 feet to a point; thence South 49 degrees 17' 04" East, 323.80 feet to a point; thence South 84 degrees 30' 02" East, 473.61 feet to a point on the East line of W1/2 NW1/4 of said Section 32; thence South 00 degrees 47' 19" East along the East line of W1/2 NW1/4 of said Section 32, 939 feet to the Southeast corner of W1/2 NW1/4 of said Section 32; thence North 89 degrees 47' 30" West along the South line of W1/2 NW1/4 of said Section 32, 1320.36 feet to the point of beginning.

EXCEPT THEREFROM any portion lying within railroad or highway right of way.

Tax Account No.: 4010 03200 00200

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

on this 14th day of April A.D. 1989  
at 11:24 o'clock A.M. and duly recorded  
in Vol. M89 of Deeds Page 6364

Evelyn Biehn County Clerk

By Darius D. Hollander Deputy

Fee \$11.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 14th day  
of June A.D. 19 96 at 9:15 o'clock A M., and duly recorded in Vol. M95  
of County Lien Docket on Page 17729

Bernetha G. Lisch, County Clerk

By Lynette M. Lisch

FEE \$15.00