

2007-010290

Klamath County, Oregon



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06/07/2007 03:03:41 PM

Fee: \$31.00

Recording Requested By:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

W.C. RANCH, INC.  
17356 HILL ROAD  
KLAMATH FALLS, OR 97301-9761

ATE: 6793

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## COVER SHEET

DOCUMENT: DEED  
GRANTOR: LEONA P. KUSLER AND CONSTANCE L. WRAY  
TRUSTEE: N/A  
GRANTEE: WRAY FAMILY TRUST  
CONSIDERATION: \$NONE

LEGAL DESCRIPTION: See Attached

This document is being recorded as an  
accommodation only. No information  
contained herein has been verified.  
Aspen Title & Escrow, Inc.

#31-A

## ASSIGNEE'S DEED TO BUYER

KNOW ALL MEN BY THESE PRESENTS, That Leona P. Kusler and Constance L. Wray, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the Wray Family Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 5 of Section 21; and all that portion of the NE-1/4 SE-1/4 of Section 21 and all that portion of the NW-1/4 SW-1/4 of Section 22 lying South of the County road, all in Township 40 South, Range 10 East of the Willamette Meridian.

### SUBJECT TO AND EXCEPTING:

(1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1980-81 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 Klamath Irrigation District, and regulations, easements, contracts, water, and irrigation rights in connection therewith; (3) Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District; (4) Any unpaid charges or assessments of Klamath Basin Improvement District; (5) rights of the public in and to any portion of the herein described premises lying within the limits of any roads or highways; (6) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (8) That certain Contract of Sale dated March 25, 1981, between Leona P. Kusler, as Seller, and Wray Family Trust, as Buyer, and recorded March 25, 1981, in Volume M81, page 5374.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None.

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 13 day of November, 1990.

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.

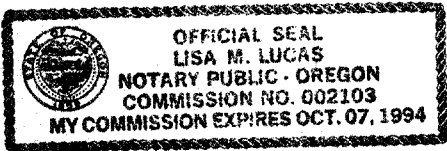
Leona P. Kusler  
LEONA P. KUSLER

X Constance L. Kusler Wray  
CONSTANCE L. WRAY

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this November 13, 1990, by Leona P. Kusler, ~~and Constance L. Wray~~.

(SEAL)



Lisa M. Lucas  
Notary Public for Oregon  
My Commission Expires 10/7/94

GRANTOR'S NAME AND ADDRESS:

Leona P. Kusler and  
Constance L. Wray  
203 Dahlia  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Wray Family Trust  
203 Dahlia  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Jerry Molatore, OSB #70099  
426 Main Street  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

STATE OF OREGON, )  
 ) ss.  
COUNTY OF KLAMATH )

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 \_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

STATE OF WASHINGTON }  
County of KING } ss.

On this 20th day of November, A. D. 1990, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn personally appeared CONSTANCE L. WRAY

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that She signed and sealed the said instrument as HER free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Louise Lashin  
Notary Public in and for the State of Washington  
residing at Seattle