

2007-010292

Klamath County, Oregon



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06/07/2007 03:05:07 PM

Fee: \$26.00

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: 6795

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT: WARRANTY DEED
GRANTOR: LEONA P. KUSLER
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.

\$26 A

-WARRANTY DEED-

LEONA P. KUSLER, Grantor, conveys and warrants to WRAY FAMILY TRUST, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 5 of Section 21; and all that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21 and all that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ 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.

The true and actual consideration for this transfer is One Hundred Sixty Five Thousand & No/100ths (\$165,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at _____.

DATED this 25 day of March, 1981.

Leona P. Kusler

STATE OF OREGON)
) ss. 3-25, 1981.
County of Klamath)

Personally appeared the above-named LEONA P. KUSLER and acknowledged the foregoing instrument to be her voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-83

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601