

2009-009688

Klamath County, Oregon



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07/16/2009 03:14:08 PM

Fee: \$26.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Huffman Livestock, LLC
c/o Dennis Huffman
13880 E. Langell Valley Road
Bonanza, OR 97623

- WARRANTY DEED -

Leona M. Huffman, Grantor, conveys and warrants to Huffman Livestock, L.L.C., an Oregon Limited Liability Company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Section 18, Township 40 South, Range 14 East of the Willamette Meridian

PARCEL 1: Beginning at a point on the East and West center line of Section 18, Township 40 South, Range 14 East of the Willamette Meridian, which point is 876.4 feet West of the $\frac{1}{4}$ corner common to Sections 17 and 18, said Township and Range; thence North $4^{\circ}38'$ West 76 feet, thence North $63^{\circ}16'$ West 243.2 feet, thence North $87^{\circ}34'$ West 223 feet, more or less, to the West boundary line of SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence South along said boundary line 190 feet, more or less, to the Southwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18, thence East along said East and West center line of said Section 18, 448.2 feet, more or less, to the point of beginning.

PARCEL 2: W $\frac{1}{2}$ SE $\frac{1}{4}$

PARCEL 3: That portion of SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying West of the Westerly right of way line of the County Road.

PARCEL 4: The South 7 acres of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southerly of the property conveyed by instrument recorded December 26, 1944, in Deed Volume 171, page 503.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments:

(1) Reservations, restrictions, rights of way, easements of record and those apparent on the land;

(2) Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;

(3) Any unpaid charges or assessments of Langell Valley Irrigation District;

(4) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute an additional tax may be levied for the last ten years or lesser number of years, in which the land was subject to the special land use assessment;

(5) Rights of the public in and to any portion of the herein described property lying within the boundaries of any public roads or highways;

(6) Right of way, including the terms and provisions thereof, given by Lloyd Gift and Bobbiette Gift, husband and wife, to the California Oregon Power Company, a California corporation dated April 11, 1940, recorded May 20, 1940, in Deed Volume 129 page 296, records of Klamath County, Oregon.

The true and actual consideration for this transfer is capitalizing company.

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.

Dated this 15th day of July 2009.

Leona M. Huffman
Grantor

STATE OF OREGON)
) ss. July 15, 2009.
County of Klamath)

Personally appeared the above-named Leona M. Huffman and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Linda Van Dusen
Notary Public for Oregon
My Commission expires: Oct. 22, 2012

