

2009-012385

Klamath County, Oregon



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09/18/2009 08:46:57 AM

Fee: \$36.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

UPF WASHINGTON INCORPORATED

12410 E MIRABEAU PKWY, #100

SPOKANE VALLEY, WA 99216

Ref. # 239498

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

STATUTORY BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

NORTHWEST FARM CREDIT SERVICES

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

MAURICE D SPILLANE

YVONNE P SPILLANE

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ ☐ Other**5) SEND TAX STATEMENTS TO:**

Maurice and Yvonne Spillane

8080 Matney Way

Klamath Falls, OR 97603

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT _____

PREVIOUSLY RECORDED IN
BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

30029-301
1-3320-8

STATUTORY BARGAIN AND SALE DEED

GRANTOR: FARM CREDIT BANK OF SPOKANE, successor by merger to The Federal Land Bank of Spokane, a Federal corporation, with its office and principal place of business at West 601 First Avenue (P. O. Box TAF-C5) Spokane, Washington 99220-4005

GRANTEE: MAURICE D. SPILLANE and YVONNE P. SPILLANE, husband and wife

CONSIDERATION: \$58,000.00

ADDRESS FOR SENDING TAX STATEMENTS:

Rt 1 Box 624A Matney Rd
Klamath Falls, OR 97603

Grantor conveys to Grantee the following described real property situate in Klamath County, Oregon, to-wit:

That portion of the E1/2 of the NW1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly and Westerly of the Klamath Irrigation District "C" Canal,

EXCEPTING:

1) Beginning at a point on the West boundary of the E1/2 of the NW1/4 of said Section 19 and on the South right of way line of Matney Road; thence Southerly along said West boundary of the E1/2 of the NW1/4, 590.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 445.00 feet; thence Northerly parallel with said West boundary, 590.00 feet to a point on the South right of way line of said Matney Road; thence Westerly along said South right of way line, 445.00 feet to the point of beginning.

2) Commencing at a point on the West boundary of the E1/2 of the NW1/4 of said Section 19 and on the South right of way line of Matney Road; thence Easterly along said South right of way line, 445.00 feet to the true point of beginning of this description; thence Southerly parallel with said West boundary of the E1/2 of the NW1/4, 590.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 340.00 feet; thence Northerly parallel with said West boundary of the E1/2 of the NW1/4, 340.00 feet; thence Easterly parallel with the South right of way line of said Matney Road, 215.00 feet, more or less to a point on the West right of way line of the Klamath Irrigation District "C" Canal, thence North and Northwesterly along said West right of way line, 250.00 feet to a point on the South right of way line of said Matney Road; thence Westerly along said South right of way line, 555.00 feet to the true point of beginning of this description.

TOGETHER WITH:

- 1) All appurtenant irrigation water rights.
- 2) A 40 horsepower Century electric motor and Berkeley centrifugal pump.

SUBJECT TO:

- 1) The premises having been zoned or classified as Farm Use Land as disclosed by the assessment roll and the tax roll. If at any time the land is disqualified for such use by virtue of any act of Purchaser or otherwise, Purchaser shall pay all additional taxes, interest and/or penalties which may be assessed.
- 2) The statutory powers, including the power of assessment, of Klamath Irrigation District.
- 3) The statutory powers, including the power of assessment, of Klamath Basin Improvement District.
- 4) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- 5) Reservation of one-half of all oil rights under the said property or any part thereof and restrictions contained in Deed from Albert C. Bunnell and Laura G. Bunnell, husband and wife, to William A. Duncan and Clair F. Duncan, husband and wife, recorded February 28, 1923 in Deed Volume 59, page 580, Records of Klamath County, Oregon, as follows: "The grantors herein reserve one-half of all oil rights under said land or any part thereof." (Affects other property).
- 6) Agreement, including the terms and provisions thereof, relative to furnishing irrigation water between United States of America and Joseph Brandejsky and Mary E. Brandejsky, husband and wife, dated December 18, 1935, recorded January 14, 1936 in Deed Volume 105, page 532, Records of Klamath County, Oregon. (Affects other property).
- 7) Reservations, restrictions and easements as contained in instrument recorded June 6, 1979 in Volume M79, page 13228, Microfilm Records of Klamath County, Oregon, to-wit: "Said subject property is further subject to a power agreement with Pacific Power and Light Company; existing water easement."
- 8) Easement as disclosed by Warranty Deed dated July 8, 1985, recorded July 11, 1985 in Volume M85 at page 10773 from Keith E. McClung and Beverly J. McClung to Lester Rookstool and M. Helen Rookstool.
- 9) Execution and recordation of proper sheriff's deed to vestees.
- 10) Rights of redemption under Mortgage Foreclosure and such further exceptions as may appear upon the exercise thereof within the time allowed by law. Suit No.: 87-223-CV. (Property was sold at Sheriff's sale November 29, 1988 at 10:05 a.m.).*

This deed is given in performance th of that certain contract of sale entered into on ~~May~~ June 2, 1989, by FARM CREDIT BANK OF SPOKANE, as Seller, and MAURICE D. SPILLAND and YVONNE P. SPILLANE, husband and wife, Grantee herein, as Purchaser. The covenants of warranty herein contained shall not apply to any title, interest or encumbrances arising by, through or under any persons holding the purchaser's interest in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

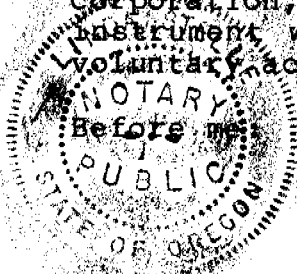
EXECUTED this 6th day of ~~May~~ June, 1989.

GRANTOR: FARM CREDIT BANK OF SPOKANE

By Ann Helton
Its As. Credit Officer

STATE OF OREGON)
) ss. June
County of Klamath) May, 1989.

Personally appeared Ann Helton
as Senior Credit Officer of the Farm Credit Bank of Spokane, a corporation, and with authority acknowledged that the foregoing instrument was executed on behalf of the corporation and was its voluntary act and deed.

 Before me, Linda Stelle
Notary Public for Oregon
My commission expires: 7/13/89

PURSUANT TO ORS 93.040: 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.