

2011-003581

Klamath County, Oregon



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03/15/2011 12:31:02 PM

Fee: \$47.00

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

MAIL TAX STATEMENTS:
South Valley Bank & Trust
P. O. Box 5210
Klamath Falls, OR 97601

- WARRANTY DEED -

Paul C. Story and Barbara J. Story, Grantors, convey and warrant to South Valley Bank & Trust, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 1070, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments and those exceptions set out in the attached Exhibit "A."

This deed does not effect a merger of the fee ownership and the lien of the trust deed wherein Grantors are Trustors and Grantee is Beneficiary, dated May 16, 2005, and recorded on May 17, 2005 at Volume M05, Page 35753, microfilm records of Klamath County, Oregon. The fee and lien shall hereafter remain separate and distinct.

The true and actual consideration for this transfer is \$43,500.

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.

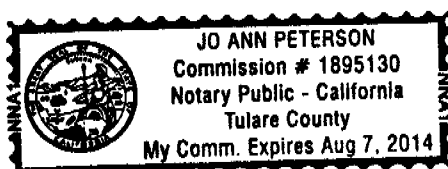
DATED this 23 day of February, 2011.

Paul C. Story

Barbara J. Story

STATE OF California)
County of Tulare) ss.

Personally appeared before me this 23 day of February, 2011, the above named Paul C. Story and Barbara J. Story and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for TULARE County
CALIFORNIA

EXHIBIT "A"

1. Taxes for the fiscal year 2009-2010, delinquent.
Account No: 3808-008D0-06400-000 Key No: 890170
Amount: \$587.86 plus interest Code No: 053
2. Taxes for the fiscal year 2010-2011, a lien not yet due and payable.
Account No: 3808-008D0-06400-000 Key No: 890170
Code No: 053
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Wocus Drainage District.
4. Rights of way, including the terms and provisions thereof, granted to The California Oregon Power Company and Pacific Power & Light Company for power lines for transmission and distribution of electricity, including overhang easements and rights of ingress and egress to and from said rights of way for purposes of maintaining same.
5. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 23, 1917
Recorded: August 30, 1917
Volume: 47, page 264, Deed Records of Klamath County, Oregon
For: A 60-foot right of way
6. Easement and release of damages, subject to the terms and provisions thereof, given by Geary Investment Company, an Oregon corporation, et al., to The California Oregon Power Company, a California corporation, dated December 11, 1923, recorded October 4, 1924, in Volume 64, page 489, Deed Records of Klamath County, Oregon, relative to raising and/or lowering the waters of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level.
7. Rights of way for transmission line, subject to the terms and provisions thereof, given by George E. Stevenson and Myler C. Stevenson, husband and wife, to The California Oregon Power Company, a California corporation, dated October 1, 1925, recorded February 18, 1926, in Volume 69 page 299, Deed Records of Klamath County, Oregon.
8. Easements and releases of claims for damages, subject to the terms and provisions thereof, relative to raising and/or lowering the waters of Upper Klamath Lake between the levels of 4137 and 4143.3 feet above sea level, given to The California Oregon Power Company, a California corporation, by instruments recorded May 1, 1923 in Volume 61, page 116 and April 5, 1932, in Volume 97 page 211, 213, 215, 217, 219, 221, 223, 225, and 227, Deed Records of Klamath County, Oregon.
9. Right of way for transmission line, subject to the terms and provisions thereof, given by George E. Stevenson and Myler C. Stevenson, his wife, to The California Oregon Power Company, a California corporation, dated November 10, 1938 and recorded December 26, 1939 in Volume 126 page 192, Deed Records of Klamath County, Oregon.
10. Joint obligations with other lands in and to the premises set out as Parcel 2 of Tract B, subject to the terms and provisions thereof, as disclosed in deed from George E. Stevenson and Myler Stevenson, husband and wife, to The California Oregon Power Company, a California corporation, dated April 1, 1940, recorded April 1, 1940, in Volume 128 page 207, Deed Records of Klamath County, Oregon.

11. Easement and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake between the levels of 4137 and 4143.3 feet above sea level, subject to the terms and provisions thereof, given by Donald Blackwell Hunt, also known as Donald B. Hunt, and Esther Cecilia Hunt, his wife, to California Oregon Power Company, a California corporation, and The California Oregon Power Company, a California corporation, dated February 26, 1943, recorded August 31, 1943, in Volume 158 page 183, Deed Records of Klamath County, Oregon, as modified by agreement between The California Oregon Power Company, a California corporation, and Donald Blackwell Hunt, also known as Donald B. Hunt, and Esther Cecilia Hunt, his wife, dated June 30, 1948, recorded August 6, 1948, in Volume 223 page 400, Deed Records of Klamath County, Oregon.
12. Easement for irrigation and/or drainage purposes, subject to the terms and provisions thereof, given by Edward A. Geary, et al, to Wocus Drainage District, a municipal corporation, dated September 1, 1954, recorded September 7, 1954, in Volume 269 page 163, Deed Records of Klamath County, Oregon.
13. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 15, 1955
Recorded: May 28, 1956
Volume: 283, page 411, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Co.
For: Transmission and distribution of electricity
14. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: September 30, 1960
Volume: 324, page 373, 379 and 382, Deed Records of Klamath County, Oregon
For: A 40-foot roadway right of way
15. Reservations and restrictions in deed, subject to the terms and provisions thereof, from Edward A. Geary, et al., to Ruth H. Teasdel, dated June 30, 1966, recorded July 18, 1966, in Volume M66 page 7241, Microfilm Records of Klamath County, Oregon.
16. Roadway Easement given by Gil Brothers Feed Yards, and Gill Cattle Company to Esther Cecilia Hunt, subject to the terms and provisions thereof, dated and recorded June 12, 1972, in Volume M72 page 6270 and M72 page 6274, Microfilm Records of Klamath County, Oregon.