

2012-009536

Klamath County, Oregon



00123448201200095360020027

08/29/2012 08:32:13 AM

Fee: \$42.00

Mail Tax Statements to:  
Robert & Roberta Valladao  
PO Box 321  
Bly OR 97622

**AFTER RECORDING MAIL TO:**

UPF WASHINGTON INCORPORATED  
12410 E MIRABEAU PKWY #100  
SPOKANE VALLEY WA 99216  
Reference #

**QUIT CLAIM DEED**  
(Fulfillment Deed)

THE GRANTOR, Northwest Farm Credit Services, FLCA, for and in consideration of payment in full of Contract of Sale, conveys and quit claims to Robert A Valladao and Roberta E Valladao, husband and wife, as tenants by the entirety, the following described real estate situated in Klamath County, Oregon:


SEE ATTACHED LEGAL DESCRIPTION BY THIS REFERENCE MADE A PART HEREOF

This deed is given in fulfillment of that certain Contract of Sale between Robert A Valladao and Roberta E Valladao, husband and wife, as tenants by the entirety, as purchaser(s), and The Federal Land Bank of Spokane, as seller, dated 11/26/1986, and recorded on 12/3/1986, in Volume M86, Page 22202.

DATED: 8/14/2012

**THE FEDERAL LAND BANK OF SPOKANE N/K/A  
NORTHWEST FARM CREDIT SERVICES FLCA**

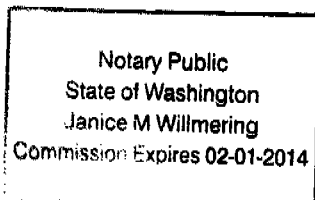
Loan #

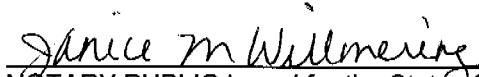
  
BY: Brian Thompson, Vice President of UPF  
Washington Incorporated, as Attorney-in-Fact  
for Northwest Farm Credit Services FLCA

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On 8/14/2012, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared **Brian Thompson**, to me known to be an authorized representative of the beneficiary that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purpose therein mentioned, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

WITNESS my hand and official seal.



  
NOTARY PUBLIC in and for the State of WA  
My commission expires: 2/1/2014

## LEGAL DESCRIPTION

**Township 36 South, Range 14 East, W.M.:**

**Section 28: All**

Excepting the following: Beginning at the Northeast corner of Section 28; thence West on the North line of said Section 28, 160 rods to the Northwest corner of the Northeast  $\frac{1}{4}$  of Section 28; thence South on the West line of said Northeast  $\frac{1}{4}$  of Section 28, 120 feet; thence in a northeasterly direction in a straight line to a point on the East line of said Section 28, 86 feet South of the place of beginning; thence North on the East line of said Section 28 to the place of beginning.

AND EXCEPTING THE N $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$ ;

ALSO EXCEPTING that portion of the NW $\frac{1}{4}$  NW $\frac{1}{4}$  lying northerly of Sprague River and northwesterly of the DK Canal;

ALSO FURTHER EXCEPTING that portion described as follows: Beginning at a point where the southerly right-of-way of the Klamath Falls-Lakeview Highway intersects the westerly line of Section 28; thence South along said Section line 900 feet to a point; thence East 660 feet to a point; thence North 330 feet to a point; thence East to a point on the southerly right-of-way of Klamath Falls-Lakeview Highway; thence northwesterly along said highway to a point of beginning.

FURTHER EXCEPTING that portion of the N $\frac{1}{2}$  SE $\frac{1}{4}$  lying between the O.C.&E. Railroad and the Klamath Falls-Lakeview Highway.

**Section 29:** All lying southerly of the Klamath Falls-Lakeview Highway, LESS the following: N $\frac{1}{2}$  S $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; N $\frac{1}{2}$  S $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; N $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SE $\frac{1}{4}$ ; N $\frac{1}{2}$  S $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; AND S $\frac{1}{2}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$

**Section 32: NE $\frac{1}{4}$  NE $\frac{1}{4}$**

EXCEPT from above any portion lying within the right-of-way for the O.C. & E. Railroad and the Klamath Falls-Lakeview Highway.

TOGETHER WITH all tenements, hereditaments, rights, easements, privileges, appurtenances thereunto belonging or any wise appertaining, improvements thereon, reversions, remainders, rents, issues and profits thereof, together with all of the rights of the use of water for irrigating the above-described real property, however evidenced, including, without limiting the generality of the foregoing, Permit No. G-7459 and Certificate Nos. G-4835, 5532, 5534, 5512 and 5513, issued by the Water Resources Department of the State of Oregon, and for domestic use thereon, to which Vendor is now entitled, or which are now used on said real property, however the same may be evidenced, and together with all shares of stock or shares of water in any ditch or irrigation company which, in any manner, entitles the use of water for irrigating or domestic purposes upon the real property within the metes and bounds of the above description.

Subject to any and all easements, rights of way, or restrictions of record, and the exceptions, provisions and reservations contained in patents or deeds from the United State of America, or the State of Oregon, or in any other deeds of record.