

259350

WARRANTY DEED

#30481

For Value Received

KIM CRANNEY and JANET CRANNEY, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

FRANK A. BEDKE and PHYLLIS BEDKE, husband and wife

Address: P. O. Box 83
Oakley, Idaho 83346

Hereinafter called the Grantee, the following described premises situated in Cassia County, Idaho, to-wit:

PARCEL NO. 1:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ Except the following described parcel:

Part of the SE $\frac{1}{4}$ of said Section 31, more particularly described as follows:

Beginning at the Southeast corner of said Section 31,
Thence North 915 feet;
Thence West 586 feet;
Thence South 915 feet;
Thence East 586 feet to the Point of Beginning.

TOWNSHIP 13 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 6: Lot 3, Lot 4, Lot 5 and SE $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of said Section 31, Thence North 280 feet
along the East Section line to the Point of Beginning;
Thence continuing North along the East Section line for 100 feet;
Thence West parallel with the South Section line for 586 feet;

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Department of Water Resources
Boise, Idaho

Thence South parallel with the East Section line for 100 feet;
Thence East parallel with the South Section line for 586 feet to the Point of
Beginning.

PARCEL NO. 3:

TOWNSHIP 12 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 31: Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of said Section 31; Thence North 380 feet
along the East Section line to the Point of Beginning;
Thence continuing North along the East Section line for 535 feet;
Thence West parallel with the South Section line for 586 feet;
Thence South parallel with the East Section line for 535 feet;
Thence East parallel with the South Section line for 586 feet to the Point of
Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon including but not limited to State of Idaho Water Adjudication Nos. A45-04217, A45-02448, A45-00425A and A45-00443B, 131.32 shares of Oakley Canal Company stock, and 1.5 shares of Marion Pipe Line Company stock. E

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 1998 and subsequent years.

Mineral Deed from Etta Cranney, a widow, to Fred F. Foss, dated May 21, 1952 and recorded June 28, 1952 as Instrument No. 176090 in Book 54 of Deeds on Page 601, records of Cassia County, Idaho.

Power Line Easement from Etta Jane Cranney, a widow, to Idaho Power Company, a corporation, dated August 21, 1953, and recorded November 7, 1953 as Instrument No. 180385 in Book 15 of Miscellaneous on Page 27, records of Cassia County, Idaho.

Easement or right of way for pipeline from Harold Cranney & Sons to Cranney Farms, Inc., recorded October 28, 1977, as Instrument No. 102455, on Film No. 112, records of Cassia County, Idaho, across the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 31 Township. 12 South, Range 22, East of Boise Meridian.

Easement executed by Harold Cranney and Kerma Cranney, husband and wife to Cranney Farms, Inc., an Idaho Corporation, date June 23, 1980 and recorded July 25, 1980 as Instrument No. 127856 on Film No. 136, records of Cassia County, Idaho.

Statement of Claim and Notice of Intent to Preserve from Ladd Petroleum Corporation, to the Public, dated the September 17, 1984 and recorded September 24, 1984 as Instrument No. 163826 on Film No. 167, records of Cassia County, Idaho.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: December 1, 1998

Kim Cranney
Kim Cranney

Janet Cranney
Janet Cranney

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 1st day of December, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared KIM CRANNEY and JANET CRANNEY, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Larry Roberts

Notary Public
Residing at: Burley, ID
My Commission expires: 6-30-03

LARRY ROBERTS
★ NOTARY PUBLIC ★
STATE OF IDAHO
SITING AT BURLEY, ID
COMMISSION EXPIRES 6-30-03

LAND TITLE & ESCROW

CASSIA COUNTY, IDAHO
DARRELL M. ROSKELLEY
RECORDER
FEE 9.00 DEPUTY for

1998 DEC - 1 P 2:46 259350

RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW
FILM 305