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1 KNOW ALL MEN BY THESE PRESENTS, That YAMSAI LAND & CATTLE COMPANY, a cor-  
2 poration duly organized and existing under the laws of the State of Oregon,  
3 hereinafter called Grantor, for the consideration hereinafter recited, does  
4 hereby grant, bargain, sell and convey unto WALTER J. LUCAS and ALICE J. LUCAS,  
5 hereinafter called Grantees, and Grantees' heirs and assigns, that certain real  
6 property, with the tenements, hereditaments and appurtenances thereunto belong-  
7 ing or appertaining, situated in the County of Klamath, State of Oregon,  
8 described as follows, to-wit:

9 IN TOWNSHIP 31 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN:

10 SECTION 1: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$  BUT EXCEPTING from Lot 2  
11 Highway #97 right of way conveyed to the State of  
Oregon in Deed Book 190 at page 16.

12 SECTION 12: NE $\frac{1}{4}$ , SE $\frac{1}{4}$

13 IN TOWNSHIP 31 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN:

14 SECTION 5: SW $\frac{1}{4}$

15 SECTION 7: NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , Lots 1 and 2 BUT EXCEPTING from said  
16 Lots 1 and 2 the portions thereof lying West of a  
17 line parallel to and 50 feet Easterly from the lo-  
cated center line of the Southern Pacific Company  
right of way.

18 SECTION 15: SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$

19 SECTION 17: N $\frac{1}{2}$ , SW $\frac{1}{4}$

20 SECTION 20: ALL

21 SECTION 21: S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$

22 SECTION 28: W $\frac{1}{2}$

23 SECTION 29: ALL

24 SECTION 30: E $\frac{1}{2}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$

25 SECTION 31: E $\frac{1}{2}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$  of Lot 1, E $\frac{1}{2}$ E $\frac{1}{2}$  of Lot 2, E $\frac{1}{2}$  of NW $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
26 E $\frac{1}{2}$  of SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; E $\frac{1}{2}$ SW $\frac{1}{4}$

27 SECTION 32: ALL

28 SECTION 33: S $\frac{1}{2}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , S $\frac{1}{2}$

29 SECTION 34: S $\frac{1}{2}$ N $\frac{1}{2}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$

30 IN TOWNSHIP 32 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN:

31 SECTION 4: Lots 3 and 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$

32 SECTION 5: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$ , those portions of Lots 3 and 4,  
S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$  which lies Southerly and Easterly from the  
center line or thread of Williamson River; W $\frac{1}{2}$ SE $\frac{1}{4}$



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SECTION 6: Lots 1 and 2, S½NE¼, Lot 3, Lot 4 (BUT EXCEPTING from said Lot 4 a parcel 417.42 feet by 208.71 feet described as Parcel 2 in Deed Book 331 at page 173), S½NW¼, Lots 6 and 7, that part of the E½SE¼ lying Southerly and Easterly of the center line or the thread of Williamson River

SECTION 8: SW¼NE¼, NW¼, N½SW¼, NW¼SE¼

SUBJECT TO: Rights of the public in and to any portion of the above described property lying within the limits of roads and highways; Rights of governmental bodies, if any, in and to that portion of the above described property lying below the high water mark of Williamson River; Easement and right of way, including the terms and provisions thereof, for pole line as described in deed to Pacific Telephone and Telegraph Company, dated July 16, 1928, recorded August 29, 1928 in Deed Volume 82 at page 191; Easement and right of way, including the terms and provisions thereof, for pole line to Pacific Telephone and Telegraph Company, dated October 25, 1928, recorded December 3, 1928 in Deed Volume 82 at page 635; Restrictions, including the terms and provisions thereof, relating to access to State Highway as disclosed by deed to State of Oregon by and through its State Highway Commission, dated May 22, 1946, recorded May 29, 1946 in Deed Volume 190 at page 16; Statements of Consent for right of way for Lamm Road, including the terms and provisions thereof, as set forth in instrument recorded August 17, 1956 in Deed Volume 286 at page 75, recorded March 27, 1957 in Misc. Volume 12 at page 372, recorded April 29, 1957 in Misc. Volume 12 at page 382; Reservations as set forth in Deed recorded December 11, 1957 in Deed Volume 296 at page 204; Reservations as set forth in Deed recorded June 13, 1955 in Deed Volume 275 at page 139; Reservations as set forth in Deed recorded July 7, 1958, in Deed Volume 300 at page 498; Reservation, as set forth in Deed recorded September 1, 1955 in Deed Volume 277 at page 184; Reservations as set forth in Deed recorded July 23, 1959, in Deed Volume 314 at page 342; Reservations as set forth in Deed recorded August 9, 1956 in Deed Volume 285 at page 455; Right of Way for ingress and egress as recorded in Deed Volume 331 at page 173; Lien, Sand Creek Unit Irrigation Project of the Bureau of Indian Affairs, including the terms and provisions thereof, and the amount as shown by instrument recorded April 29, 1965 in Mortgage Volume 230 at page 69; Reservations, including the terms and provisions thereof, as set forth in Deed recorded November 1, 1956 in Deed Volume 287 at page 538; Covenant for conservation of soil, water and timber in accordance with established plan, including the terms and provisions thereof, as set forth in conveyance from United States of America to Crown Zellerbach Corporation, recorded May 12, 1960 in Deed Book 321 at page 160, (this covenant contains a provision for forfeiture of title).

The true and actual consideration for this transfer is \$600,000.00.

To Have and to Hold the above described and granted premises unto the said Walter J. Lucas and Alice J. Lucas as tenants in common each to an undivided one-half interest, their heirs and assigns forever.

And said Grantor hereby covenants to and with said Grantees, and Grantees' heirs and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth, and that Grantor will warrant and forever defend the above granted premises and



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1 every part and parcel thereof against the lawful claims and demands of all per-  
 2 sons whomsoever.

3 Done by order of the Grantor's Board of Directors, with its corporate seal  
 4 attached, this 13th day of June, 1968.

YAMSAY LAND &amp; CATTLE COMPANY

(CORP. SEAL)

By Frederick W. Hyde, PresidentBy Elizabeth H. Hyde, Secretary

8 STATE OF OREGON )  
 9 County of Klamath ) SS

June 13<sup>th</sup>, 1968

10 Personally appeared Frederick W. Hyde and Elizabeth H. Hyde who, being sworn,  
 11 each for himself and herself and not one for the other, stated that the former  
 12 is the President and that the latter is the Secretary of Grantor Corporation  
 13 and that the seal affixed hereto is its seal and that this deed was voluntarily  
 14 signed and sealed in behalf of the corporation by authority of its board of  
 15 directors.

Before me:

Ernest F. Anderson  
 Notary Public for Oregon  
 My Commission Expires: 5-15-72

STATE OF OREGON,  
 County of Klamath

Filed for record at request of

Transamerica Title Ins. Co.

on this 14<sup>th</sup> day of June A.D. 19 68

at 4:35 P.M. and duly

recorded in Vol. M-68 of Deeds

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DONOTHY ROGERS, County Clerk

By Beverly J. Rogers Deputy

Fee 4.50

GANDON, GANDON  
 & GORDON  
 ATTORNEYS AT LAW  
 KLAMATH FALLS, ORE.

Warranty Deed - Page 3.

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