

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That HOLLIDAY RANCH, INC., an Oregon corporation, herein called "grantor", in consideration of the distribution of the assets of the corporation upon dissolution, has bargained and sold and by these presents does grant, bargain, sell and convey to MARGARET C. HOLLIDAY, HOWARD L. HOLLIDAY and MARGARET C. HOLLIDAY and HOWARD L. HOLLIDAY, TRUSTEES, their heirs, successors and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Parcel 1: The SNE<sup>1</sup> and the SE<sup>1</sup>, Section 11; the NESH<sup>1</sup>, Section 12; the NW<sup>1</sup> and the NE<sup>1</sup>, Section 14; the NASH<sup>1</sup>, Section 24; the NE<sup>1</sup> and the NESH<sup>1</sup>, Section 13, all in Township 39 S., R. 8 E.W.M., excepting 5 acre conveyed to Howard L. Holliday by deed dated January 3, 1957.

Parcel 2: Beginning at the NW corner of the NESH<sup>1</sup>, Section 13, Township 39 S., R. 8 E.W.M.; thence S. 89°34' E. a distance of 161.51 feet, more or less, along the N. line of said NESH<sup>1</sup>, Section 13, to its intersection with the Northwestly projection of the Easterly line of 5th Street in the vacated portion of the plat of West Klamath, a subdivision in Klamath County, Oregon; thence S. 19°29' E. a distance of 1791.43 feet, more or less, along the Easterly line of said 5th Street to the Southwestly corner of Block 16 of said vacated portion of West Klamath, which corner is on the Northerly line of the right-of-way of the McPherson Harbor Company logging railroad; thence S. 65°31' W. a distance of 920 feet, more or less, along the Southerly line of Blocks 17 and 18 of said vacated portion of West Klamath to the Westerly line of said vacated portion of West Klamath; thence S. 18°29' W. along the Westerly line of said vacated portion of West Klamath to the W. line of the NESH<sup>1</sup>, Section 13; thence N. along the West line of said NESH<sup>1</sup> and of NESH<sup>1</sup>, said Section 13, to the point of beginning.

Parcel 3: Commencing at a point being the SE corner of Lot 2, Block 16, West Klamath, now vacated; thence running Northwestly along the N. line of said Lot 2 to the NE corner thereof; thence Northwestly across Third Avenue of West Klamath, now vacated, to the SE corner of Lot 19, Block 19, West Klamath, now vacated; thence Northwestly along the West line of Fourth Street in said West Klamath, now vacated, to the SE corner of Lot 32, Block 21 of said West Klamath, now vacated; thence Southwestly along the N. line of Third Avenue of said West Klamath, now vacated, to the SW corner of Lot 26, Block 21, West Klamath, now vacated; thence Southeastly along the E. line of Fifth Street, West Klamath, now vacated, to the SW corner of Lot 1, Block 18, West Klamath, now vacated; thence Northeastly along the S. line of Lots 1, 2 and 3, Block 18, to the point of beginning.

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SAVING AND RESERVING from the above-described lands the following-described portions thereof:

1. That portion of the SE<sup>1</sup>/<sub>4</sub> Section 12, Township 39 S., R. 8 E.W.M., included in the original plat of the Townsite of West Klamath.

2. That portion conveyed to Klamath County for highway purposes as described in deed recorded on Page 338 of Volume 60 of Deeds, records of Klamath County, Oregon.

3. Tracts described in deeds to Weyerhaeuser Timber Company recorded on Page 300 of Volume 61, on Page 29 of Volume 61, and on Page 169, Volume 66, all Deed Records of Klamath County, Oregon.

4. That portion described in deed to W. D. Miller Construction Company by deed recorded on Page 277 of Volume 109 of Deeds, records of Klamath County, Oregon.

5. That portion conveyed to Walter E. Foster and Fern Foster by deed recorded on Page 355 of Volume 109 of Deeds.

6. That portion conveyed to Clarence V. Schultz and Mildred R. Schultz by deed recorded on Page 581, Volume 118 of Deeds, all records of Klamath County, Oregon.

7. Beginning at a point on the Westerly line of the Ashland-Klamath Falls Highway, said point being N. 100<sup>0</sup>.3' East and E. 881.5 feet from the NW corner of the SE<sup>1</sup>/<sub>4</sub> Section 12, Township 39 S., R. 8 E.W.M.; and running thence along the Westerly line of said Highway N. 28<sup>0</sup>.1' E. 100 feet; thence N. 25<sup>0</sup>.1' E. 100 feet; thence E. 22<sup>0</sup>.2' N. 100 feet; thence leaving the Highway and running N. 28<sup>0</sup>.3' W. 306 feet; thence S. 22<sup>0</sup>.3' W. 200 feet; thence S. 28<sup>0</sup>.2' E. 411.8 feet to the place of beginning.

8. Beginning at a point S. 89<sup>0</sup>.0' W. 172.2 feet from the NE corner of the SE<sup>1</sup>/<sub>4</sub> Section 12, Township 39 S., R. 8 E.W.M., and running thence N. 40<sup>0</sup>.25' W. 179.5 feet; thence S. 61<sup>0</sup>.58' W. 229.2 feet; thence S. 25<sup>0</sup>.4' E. 190 feet; thence N. 59<sup>0</sup>.00' E. 175.7 feet to the place of beginning.

9. Portions of the SE<sup>1</sup>/<sub>4</sub> Section 11, Township 39 S., R. 8 E.W.M., conveyed to the State of Oregon, by and through its State Highway Commission, by deeds recorded January 8, 1948, on Page 308 of Volume 115 of Deeds, and recorded on December 22, 1942, on Page 28 of Volume 152 of Deeds, all records of Klamath County, Oregon.

10. A piece or parcel of land situate in Section 12, Township 39 S., R. 8 E.W.M., more particularly described as follows: All those portions of the SE<sup>1</sup>/<sub>4</sub> Section 12, Township 39 S., R. 8 E.W.M., presently owned by Lee and Margaret Holliday lying Southeasterly from the Southerly right of way line of the Ashland-Klamath Falls Highway (State Highway 66) as the same is presently located and constructed, and Northeasterly of the following-described drain centerline: Beginning at a point in the Southerly right of way fence of said Highway from which the Northeast corner of the SE<sup>1</sup>/<sub>4</sub> Section 12, bears N. 62<sup>0</sup>.14' E. 1228.6 feet distant; thence S. 48<sup>0</sup>.55' E. 121.9 feet to a point; thence S. 2<sup>0</sup>.03' E. 628.8 feet to a point; thence S. 77<sup>0</sup>.58' E. 493.1 feet to a point; thence S. 54<sup>0</sup>.06' E. 164<sup>0</sup>.4 feet to a point; thence S. 23<sup>0</sup>.06' E. 446.8 feet, more or less, to a point in the Northerly right of way line of the Weyerhaeuser Company Road as the same is presently located and constructed, being subject to all rights of way and/or easements of record or apparent on the premises.



11. A piece or parcel of land situate in the SE1/4, Section 13, Township 39 S., R. 8 E.W.M., being more particularly described as follows: All that portion of the SE1/4, Section 13, Township 39 S., R. 8 E.W.M., lying Northwesterly of the Northerly right of way line of the Ashland-Klamath Falls Highway (State Highway 66) as the same is presently located and constructed, saving and excepting that portion of land deeded to Alan B. Holliday as recorded on Page 39, Volume 129, Klamath County Deed Records, being subject to all rights of way and/or easements of record or apparent on the premises.

12. Portion of NE1/4, Section 13, Township 39 S., R. 8 E.W.M., lying North and West of State Highway.

13. Excepting the spring now serving domestic water to the home of C. L. Holliday and Margaret C. Holliday and the home of Howard L. Holliday, with the right to file for water thereon and to conduct water therefrom to said homes.

14. Less portions sold to State of Oregon for gravel pit stockpile site.

15. Less 2 acres conveyed to Klamath County School District,

together with all tenements, hereditaments and appurtenances heretofore belonging or appertaining, and all estate, right, title and interest in and to the same.

DO HAVE AND DO HOLD said premises unto grantees, their heirs, successors and assigns forever. Said grantor does covenant to and with said grantees, their heirs, successors and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above, and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is the distribution of the assets of grantor upon dissolution.

IN WITNESS WHEREOF, HOLLIDAY RANCH, INC., an Oregon corporation, has caused this instrument to be executed this 25 day of August, 1941.

HOLLIDAY RANCH, INC.

By *Howard L. Holliday*  
President

By *Margaret C. Holliday*  
Secretary

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STATE OF OREGON }  
County of Klamath }

Aug. 25 1971

Personally appeared EDWARD HOLMSTAD and MARGARET C. HOLMSTAD,  
who, being first duly sworn, did say that they are the President and  
Secretary of HOLMSTAD RANCH, INC., an Oregon corporation, and that  
said Deed was signed in behalf of said corporation by authority of  
its Board of Directors; and they acknowledged said Deed to be its  
voluntary act and deed.

Before me:

*Herman F. Smith*  
Notary Public for Oregon  
My commission expires 12-21-74

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

H. F. SMITH  
on this 29th day of SEPTEMBER A. D., 19 71  
at 9:33 o'clock A. M. and duly  
recorded in Vol. M 71 of DEEDS  
Page XXXXX 16289

WM. D. MILNE, County Clerk

By *Hazel Drangel*  
Deputy.  
Fee \$6.00

*H. F. Smith*  
538 - main  
City

(Warranty Deed - 4)

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