

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROMAN CATHOLIC BISHOP OF THE DIOCESE OF BAKER, A CORPORATE SOLE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE QUADRANT CORPORATION, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ of Section 11, T. 39 S. R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the south right-of-way line of Bristol Avenue, said point being N. 89°32'55" E. (N. 89°38' E. by record) 1516.15 feet and S. 00°27'05" E. (S. 00°22' E. by record 30.00 feet from the northwest corner of the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11 (the last described corner is the intersection of the center-lines of Bristol Avenue and Summers Lane); thence N. 89°32'55" E. along the south line of Bristol Avenue 260.00 feet; thence S. 00°27'05" E. 297.47 feet to a point on the westerly extension of the north right-of-way line of the USBR 1-C-3-B Drain; thence S. 88°12'00" E. along said line and the westerly extension thereof 255.37 feet to a point that is West a distance of 663.4 feet from the northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence S. 00°10'00" E. parallel with the east line of the SW $\frac{1}{4}$ of said Section 11 and along the east line of that property described in Deed Volume M-70, page 1335, Klamath County Deed Records, 354.62 feet; thence S. 48°51'42" W. 85.90 feet; thence S. 41°08'18" E. 32.79 feet; thence S. 48°51'42" W. 60.00 feet; thence S. 38°55'44" W. 144.31 feet to the southerly line of the USBR F-7 (A-3-C) Lateral; thence N. 59°55'55" W. along said line 361.10 feet; thence N. 59°30'00" W. along said line 62.81 feet to an intersection with the westerly line of the USBR 1-C-3-B Drain, from which point the brass-capped monument at the south one-fourth corner of said Section 11 bears S. 51°33'53" E. a distance of 1546.93 feet; thence N. 47°42'00" E. along the westerly line of said drain 178.33 feet; thence N. 37°56'58" W. 89.06 feet; thence N. 22°42'12" W. 97.21 feet; thence N. 06°15'09" W. 93.84 feet; thence N. 00°27'05" W. 305.00 feet to the point of beginning.

The above described tract of land contains 6.21 acres (270,585 square feet), excluding the area contained within the USBR 1-C-3-B Drain and the USBR F-7 (A-3-C) Lateral. Bearings are based on the recorded subdivision plat of Tract 1025, Winchester.

SUBJECT TO: 1971-72 Klamath County taxes; rules, regulations, liens, assessments, contracts, rights of way, easements, water and irrigation rights of Klamath Project and Klamath Irrigation District and/or Klamath Basin Improvement District; rules, regulations and assessments of South Suburban Sanitary District; easement, including the terms and provisions thereof, given by Frank Niethammer, a single man, to The California Oregon Power Company, a California corporation recorded in Vol. 95, page 177, Deed Records of Klamath County, Oregon; and easements and rights of way of record and apparent thereon.

To Have and to Hold the same unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with said grantee and

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A-70872

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grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrance.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$22,360.00.

WITNESS grantor's hand this 21st day of September, 1971.

ROMAN CATHOLIC BISHOP of the DIOCESE OF BAKER, a corporate sole

(SEAL)

By Thomas J. Connolly

STATE OF OREGON)
COUNTY OF BAKER) ss.

On this 21st day of September, 1971, personally appeared Most Reverend Thomas J. Connolly, who, being sworn, did say that he is the duly constituted Roman Catholic Bishop of the Diocese of Baker, a corporate, and that the seal affixed to the foregoing instrument is the seal of the Roman Catholic Bishop of the Diocese of Baker, a corporate sole, and that said instrument was signed and sealed on behalf of said corporate sole by authority vested in him and he acknowledged said instrument to be his voluntary act and deed.

Before me:

Lo F. A. A. A.
Notary Public for Oregon

My Commission expires: My commission expires July 18, 1973

STATE OF OREGON,
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 12 day of OCTOBER A.D. 19 71

at 2:28 o'clock P M, and duly

recorded in Vol. M 71 of DEEDS

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Wm D. MILNE, County Clerk

By Wm D. Milne Deputy

Fee \$3.00

Return
Klamath County Title Co.
P.O. Box 151
Klamath Falls, Oregon
97601