

1 KNOW ALL MEN BY THESE PRESENTS, that NEVIN CATTLE COMPANY, a corporation
2 duly organized and existing under the laws of the State of Oregon, hereinafter
3 called Grantor, for the consideration hereinafter stated, does hereby grant,
4 bargain, sell and convey unto MELVIN B. KENDALL and MARJEANNE KENDALL, husband
5 and wife, hereinafter called Grantees, and Grantees' heirs and assigns, that
6 certain real property, with the tenements, hereditaments and appurtenances
7 thereunto belonging or appertaining, situated in the County of Klamath, and
8 State of Oregon, described as follows, to-wit:

9 A portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 31, and a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of
10 Section 30, all in Township 38 South, Range 11 $\frac{1}{2}$ E.W.M., more particu-
larly described as follows:

11 Beginning at a point on the Northerly right-of-way line of the Klamath
12 Falls-Lakeview Highway which is 60 feet Westerly, along said right-of-way
13 line, from the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31, said point
14 also being the intersection of the Northerly right-of-way of the Klamath
15 Falls-Lakeview Highway and the Westerly right-of-way line of the Mitchell-
16 Hankins County Road; thence West, along the Northerly right-of-way line
17 of the Klamath Falls-Lakeview Highway, a distance of 1089.0 feet to a
18 point; thence North, parallel with the East line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section
19 31, a distance of 1755.0 feet, more or less, to the Southwesterly right-
20 of-way line of the said Mitchell-Hankins County Road; thence Southeast-
21 erly and Southerly along said right-of-way line to the Northerly right-
22 of-way line of the Klamath Falls-Lakeview Highway and the point of be-
23 ginning. Said tract of land containing 32.5 acres, more or less.

24 Subject to: Liens and assessments of Klamath Project and Horsefly Irri-
25 gation District, and regulations, easements, water and irrigation rights
26 in connection thereto; Reservations and restrictions contained in deed
27 recorded in Deed Volume 109, page 84, Records of Klamath County, Oregon,
28 as follows: "Less and except 10.8 acres, more or less, heretofore deeded
29 for railroad and highway rights of way." (Affects NW $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$ of
30 Sec. 31, Twp. 38 S., R. 11 $\frac{1}{2}$ E.W.M.); Road Easement to The United States
31 of America, recorded April 6, 1961, in Deed Volume 328, page 406, Records
32 of Klamath County, Oregon; Agreement recorded April 1, 1966, in Microfilm
Records as Document No. 5157, Volume M66, page 2883, records of Klamath
County, Oregon, (Affects Twp. 38, Sec. 31, S.R. 11 $\frac{1}{2}$ E.W.M.):

23 No Consideration - this is a trade of property.

24 TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and
25 assigns forever.

26 And said Grantor hereby covenants to and with said Grantees and Grantees'
27 heirs and assigns, that Grantor is lawfully seized in fee simple of the above
28 granted premises, free from all encumbrances, except those aboveset forth, and
29 that Grantor will warrant and forever defend the above granted premises and
30 every part and parcel thereof against the lawful claims and demands of all per-
31 sons whomsoever, except those claiming under the above described encumbrances.
32

MAR 30 1972 4 15 PM 1972

1 Done by order of the Grantor's Board of Directors, with its corporate seal
2 affixed, this 28th day of March, 1972.

3 NEVIN CATTLE COMPANY
4 By V. E. Nevin President

5 By Carrie Nevin Secretary

6
7 STATE OF OREGON)
8 County of Klamath) SS

March 29, 1972

9 Personally appeared Carrie Nevin and V. E. Nevin who, being duly sworn, each
10 for himself and not one for the other, did say that the former is the Vice-
11 President and that the latter is the Secretary of Nevin Cattle Company, a cor-
12 poration, and that the seal affixed to the foregoing instrument is the corporate
13 seal of said corporation and that said instrument was signed and sealed in be-
14 half of said corporation by authority of its board of directors; and each of
15 them acknowledged said instrument to be its voluntary act and deed.

16 Before me:

17 [Signature]
18 Notary Public for Oregon
19 My Commission Expires: 8-8-75

(SEAL)

20 STATE OF OREGON,
21 County of Klamath,
22 Filed for record at request of

23 KLAMATH COUNTY TITLE
24 on this 30th day of March A.D. 19 72
25 at 4:19 P.M. and duly
26 recorded in Vol. M-72 of DEEDS
27 Page 3357
28 Wm. D. MILNE, County Clerk
29 By [Signature] Deputy
30 For \$4.00

31 INDEXED
32 D 1

32 Warranty Deed - Page 2.

Return

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

GANDON, GORDON
& SISEMORE
ATTORNEYS AT LAW
608 MAIN STREET
KLAMATH FALLS, ORE.
97601