

A-22595

75305

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EUGENE C. VENN and SARAH S. VENN, husband and wife, Grantors, in consideration of the sum of \$112,500.00 to them paid, receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto DOYLE MILLING CO., INC., an Oregon corporation, Grantee, its successors and assigns, all the following bounded and described real property situated in the County of Klamath, State of Oregon, to-wit:

A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 5, Township 39 South, Range 9 E.W.M., and being a portion of Government Lots 4 and 5, said Section, Township and Range, more particularly described as follows:

Parcel 1:

Beginning at a point which is South a distance of 208.71 feet and East a distance of 285.0 feet from the Northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 5, said point being on the South line of that certain parcel of land conveyed by the City of Klamath Falls to H. A. Micschelm et ux by deed dated November 8, 1948, recorded November 16, 1948, in Volume 226, Page 423, Deed Records of Klamath County, Oregon; thence continuing East along the South line of said parcel a distance of 192.42 feet to Southeast corner thereof; thence North along East line of said parcel a distance of 208.71 feet to North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence East along said North line a distance of 389.88 feet to a point; thence South 0° 43' West a distance of 460.7 feet to a point on Northwestern line of a parcel of land deeded to Great Northern Railway Co. by deed recorded October 21, 1972, in Volume 76, Page 635, Records of Klamath County, Oregon; thence South 28° 43' West, along said Northwestern line a distance of 590.02 feet to Northeasterly corner of a parcel of land deeded to California Oregon Power Co. by deed recorded December 16, 1953, in Volume 264, Page 436, Records of Klamath County, Oregon; thence West along North line of said parcel a distance of 296.75 feet to a point, said point being East a distance of 285.0 feet from West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North and parallel to said West line and 285.0 feet distance East therefrom, a distance of 761.29 feet, more or less, to point of beginning.

Parcel 2:

A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9, E.W.M., and being a portion of Government Lots 4 and 5, said Section, Township and Range, more particularly described as follows:

Beginning at a point on the North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ which is East along said line a distance of 477.42 feet from Northwest corner thereof; thence continuing East along said North line a distance of 389.88 feet to a point; thence South 0° 43' West a distance of 460.7 feet to a point on the Northwestern line of a parcel of land deeded to Great Northern Railway Co. by deed recorded October 21, 1927, in Volume 76, Page 635, Records of Klamath County, Oregon; thence South 28° 43' West along said Northwesternly line a distance of 590.02 feet to Northeastly corner of a parcel of land deeded to California Oregon Power Co. by deed recorded December 16, 1953, in Volume 264, Page 436, Records of Klamath County, Oregon; thence West along North line of said parcel a distance of 521.75 feet to East line of a parcel of land deeded to Klamath County for road purposes by deed recorded November 17, 1948, in Deed Volume 226, Page 429, Records of Klamath County, Oregon; thence North along East line of said parcel to a point which is South along said line a distance of 208.71 feet from North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, said point being Southwest corner of a parcel of land deeded by City of Klamath Falls to H. A. Mitschelm et ux, recorded November 16, 1948, in Deed Volume 226, Page 422, Records of Klamath County, Oregon; thence East along South line of said parcel a distance of 417.42 feet; thence North along East line thereof 208.71 feet to point of beginning. Excepting therefrom that portion described in deed recorded November 25, 1971, in Volume M71, Page 12415, Microfilm Records of Klamath County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described and granted premises unto the said DOYLE MILLING COMPANY, INC., an Oregon corporation, its successors and assigns, forever.

And Grantors above named do covenant to and with the above named Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises; that the above granted premises are free from all liens and encumbrances; and Grantors further covenant that they will, and their heirs, executors and administrators shall, warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantors above named have hereunto set their hands and seals this 19th day of February, 1973.

Eugene C. Venn (SEAL)
Harold S. Venn (SEAL)

4365

STATE OF OREGON)
) SS.
County of Coos)

February 19 1973.

Personally appeared the above named EUGENE C. VENN and SARAH S. VENN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



William D. Milne
Notary Public for Oregon

My Commission Expires: *June 15, 1975*

STATE OF OREGON, {
County of Klamath }

Filed for record at request of

Klamath Co Title Co

on this 12 day of April A.D. 1973

at 4:04 o'clock P.M. and day

recorded in Vol. M-73 of Deeds

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Wm D. MILNE, County Clerk

By *[Signature]* Deputy

Fee 6.00

Return

Klamath County Title Co

P.O. Box 151

Klamath Falls, Oregon

97601

Warranty Deed - 3.