

1967/50

KNOW ALL MEN BY THESE PRESENTS, That MODOC LUMBER CO. INC., an Oregon corporation,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONAL H. DEAN,

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, 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:

(See Exhibit A attached hereto and by this reference made a part hereof.)

SUBJECT TO: A certain mortgage dated the 11th day of April, 1973, given by Modoc Lumber Co. Inc., an Oregon Corporation, to Irven C. Johnson and Mary Anna Johnson, recorded in Mortgage Volume 1173, page 4324, Micro-film Records of Klamath County, Oregon.

Reservations, restrictions and/or rights-of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove 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 encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,000.00. ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$40,000.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$40,000.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$40,000.00.~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 11th day of April, 1973.

Secretary

MODOC LUMBER CO. INC., an Oregon Corporation

By: Thomas J. Shaw
President

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of KLAMATH } ss. On this 11th day of April, 1973, before me appeared THOMAS J. SHAW and RICHARD C. BEESLEY both to me personally known, who being duly sworn, did say that he, the said THOMAS J. SHAW is the President, and he, the said RICHARD C. BEESLEY is the Secretary of MODOC LUMBER CO. INC., the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and THOMAS J. SHAW and RICHARD C. BEESLEY acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Paula M. Brattain
Notary Public for Oregon.

My Commission expires 9-2-75

By _____ Title
Deputy

The following described real property in Klamath County, Oregon:

All that portion of the S 1/2 of SE 1/4 of Section 25, Township 40 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a 5/8 inch steel pin found to mark the Southeast corner of said Section 25, said corner being the intersection of the center line of Taylor Road, a County Road, with the Southerly production of a North-South fence line; thence from said point of beginning along the South line of said Section 25 and along the center line of said Taylor Road South 89° 53' 07" West 2109.42 feet to a 5/8" steel pin; thence North 00° 11' 59" East 527.51 feet along a fence line and the Southerly extension thereof to a 5/8" steel pin set on the Northerly bank of the irrigation canal; thence North 79° 02' East 385.68 feet; thence North 30° 51' East 152.21 feet; thence North 84° 52' East 519.87 feet; thence North 74° 29' East 228.22 feet; thence North 0° 11' 59" East 485.55 feet to a point on the North line of the South one-half of said Southeast one-quarter; thence along said North line North 89° 54' 32" East 920.13 feet to a 5/8" capped pin found to mark the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of said Section 25; thence along the East line of said Section 25 South 00° 22' 23" West 1321.92 feet to the point of beginning;

Reserving therefrom an easement and right of way for roadway purposes on, over and across a strip of land 25.00 feet in width, measured at right angles, the center line of which is described as follows:

Beginning at a point on the South line of said Section 25, said point being on the center line of Taylor Road, from which point the Southeast corner of said Section 25 bears North 89° 53' 07" East 1356.62 feet; thence from said point of beginning North 01° 41' 10" East 753.81 feet to a point on the Northerly boundary of the above described parcel, said roadway easement and right of way being bounded on the East and on the West by existing fences.

ALSO

Reserving therefrom an easement and right of way for an irrigation pipe line on, over and across the West 5.00 feet, measured at right angles, of the above described 46.968 acre parcel being conveyed.

EXHIBIT A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 12th day of April A. D., 19 73 at 4:17 o'clock PM., and duly recorded in

Vol. M 73, of BEEDS on Page 4379

FEE 4.00

WM. D. MILNE, County Clerk

By Hazel Drayton