

76811
WARRANTY DEED

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This Indenture Witnesseth, THAT STEWART E. NICHOLSON and ANITA NICHOLSON, husband and wife,
hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto
TP PACKING CO., INC., an Oregon Corporation, its successors

heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit: Government Lots 3 and 4 together with the following described parcel lying
and all being in Section 2, Township 41 South, Range 11 East of the Willamette Meridian:
Beginning at a point in the section line marking the Southwesterly corner of Government Lot
4; thence South along said section line 500 feet, more or less, to a point, which point is the
Northwesterly corner of property conveyed to Lloyd Nicholson by Partition Deed recorded June
20, 1962, in Vol. 338, page 307, Klamath County Deed Records; thence South 89°14' East 1057.7
feet; thence South 2°09' East 356.6 feet; thence North 89°27' West 114.0 feet; thence South
0°36' West 210.8 feet; thence South 88°44' East 243.5 feet; thence South 3°45' East 30.6 feet;
thence South 89°01' East 384.6 feet; thence South 15°45' East 134.1 feet; thence South 4°05½'
East 296.0 feet; thence South 8°55½' West 239.1 feet; thence South 89°32' East 61.9 feet;
thence South 3°15' East 37.1 feet; thence North 88°23' East 95.8 feet, more or less, to a point
on the centerline of a field drain, as the same is now located and constructed; thence South
1°18' East along the centerline of said field drain 590 feet, more or less, to its intersection
with the line marking the Northern boundary of the right-of-way of "D" Canal of the U.S.
Bureau of Reclamation Klamath Project as the same is now located and constructed; thence East-
erly along said right-of-way line 890 feet, more or less, to the centerline of said section;
thence North along said centerline of said section to its intersection with the South line of
Government Lot 3; thence Westerly along the South line of Government Lots 3 and 4 to the
point of beginning.

SUBJECT TO: Easements and rights granted Lloyd Nicholson in Partition Deed and Easement Agree-
ment recorded June 20, 1962 in Vol. 338 at page 309, Klamath County, Oregon Deed Records;
Acreage and use limitations under provisions of the United States Statutes and regulations
issued thereunder; Liens and assessments of Klamath Project, Klamath Basin Improvement District,
Klamath Irrigation Dis. and Shasta View Irrigation Dist. and regulations, contracts, easement,
and water and irrigation rights in connection therewith; and to easements and rights of way of
record and apparent on the land.

The true and actual consideration for this transfer is \$40,200.00.
The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its
successors heirs and assigns forever. And the said grantors do hereby covenant to and with the said
grantee, its successors heirs and assigns, that they are the owners in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that they will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals
this 8th day of April, 1968.

(SEAL) *Stewart E. Nicholson* (SEAL)
(SEAL) *Anita Nicholson* (SEAL)

STATE OF OREGON, County of Klamath ss. April 9, 1968.
Personally appeared the above named Stewart E. Nicholson and Anita Nicholson,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.
My commission expires 11/20/71.

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of May, 1973, at 10:56 o'clock A.M., and recorded in book M73 on page 6300 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE,

County Clerk-Recorder.

By *Hazel Dwyer*

Deputy

FEE \$2.00

Return to:
WESTERN BANK
P. O. Box 1149
Klamath Falls, Ore. 97601

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