

7-25931

87041

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C O R R E C T E D

WARRANTY DEED

JAN 21 4 14 PM 1972

KNOW ALL MEN BY THESE PRESENTS, That BIG SPRINGS RANCH, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUNICE B. GOETZ, CECIL C. HUNT, MARTHA C. HUNT, ROBERT L. GOETZ, EUNICE B. GOETZ, Guardian for DOUGLAS GOETZ, and EUNICE B. GOETZ, Guardian for GREGORY GOETZ, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee, as tenants in common, and grantee's heirs, successors, and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining in the percentages set forth opposite their names as follows:

EUNICE B. GOETZ	43.1250%
CECIL C. HUNT	17.1875%
MARTHA C. HUNT	17.1875%
ROBERT L. GOETZ	7.5000%
EUNICE B. GOETZ, Guardian of DOUGLAS GOETZ	7.5000%
EUNICE B. GOETZ, Guardian of GREGORY GOETZ	7.5000%

said real property be more particularly described in Exhibit A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT:

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

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 \$260,273.97.

This warranty deed is SUBJECT TO a Federal Land Bank Association of Spokane mortgage recorded on June 13, 1972, in Book M-72, page 6304, in the amount of \$39,726.03 which the grantee assumes and agrees to pay.

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

WITNESS grantor's hand this 4th day of JANUARY, 1973.

BIG SPRINGS RANCH, INC.

By Cecil C. Hunt
President

By Richard C. Beesley
Secretary

STATE OF OREGON)
) ss.
County of KLAMATH)

Personally appeared CECIL C. HUNT and RICHARD C. BEESLEY, who, being duly sworn, each for himself and not one for the other, did say that the former is the President and the latter is the Secretary of BIG SPRINGS RANCH, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My Commission expire: 11/25/74

Parcel 1: W 1/2 NE 1/4, S 1/2 NW 1/4, S 1/2, and all that portion of the N 1/2 NW 1/4 which lies South of Lost River, all in Section 15 Township 39 South, Range 11 E. W. M.

NE 1/4 SW 1/4 Section 22 Township 39 South, Range 11 E.W.M.

Parcel 2: NW 1/4 Section 22 Township 39 South, Range 11 E. W. M.

Parcel 3: Beginning at the intersection of the West right of way line of West Park Street in vacated East Bonanza in Klamath County, Oregon, with the line between Sections 10 and 15-Township 39 South, Range 11 E., W.M., which point is 1910 feet West of the corner common to Sections 10, 11, 14 and 15 of said Township and Range; thence North along the West line of said West Park Street to the Southerly right of way line of Klamath County Market Road No. 5; thence Northwesterly along said right of way line to the point of intersection with the West bank of Lost River near the West end of the Market Road Bridge; thence Southerly along the West bank of the East Channel of Lost River to its intersection with the North line of the vacated South half of Block 55; thence East to the East line of said Block 55; thence South to the South line of said Block 55; thence West to the West line of said Block 55; thence South 150 feet, more or less, to the South boundary line of said Section 10; thence East along said Section line 660 feet, more or less, to the point of beginning.

EXCEPTING from the last described parcel that portion thereof described as follows: Beginning at the intersection of the centerline of West Park Street in vacated East Bonanza, Klamath County, Oregon, with the Southerly right of way line of the existing Langell Valley Market Road; thence Northwesterly along the Southerly line of the existing Langell Valley Market Road to the West bank of Lost River near the West end of the Market Road Bridge; thence Southerly along the West bank of the East Channel of Lost River to a point 300 feet Southerly of (when measured at right angles to) the relocated centerline of Langell Valley Market Road; thence Easterly parallel to said relocated centerline 30 feet, more or less, to a point opposite centerline station 9+15 on said relocated centerline; thence Northerly at right angles to said relocated centerline 250 feet; thence thence Easterly parallel to and 50 feet Southerly of said relocated centerline 485 feet, more or less, to the centerline of said West Park Street; thence North along the centerline of said West Park Street 45 feet, more or less, to the point of beginning. The relocated centerline referred to above is described as follows: Beginning at Engineer's centerline Station 4+71, said Station being 1269 feet North and 2428 feet East of the Southwest corner of said Section 10; thence North 89°50'30" East 374.83 feet; thence on a 2291.83 foot radius curve right (the long chord of which bears South 79°07' East) 883.33 feet to Station 17+29.16.

Send Tax statements EXHIBIT A
to:

*Flying Dutchmen Land & Cattle Co.,
c/o Tannis J. Roeloffs
11830 Hiway 238
Jacksonville, OR 97530*

*Ret: Beasley & Knutson, P.C.
121 S. 6th
City*

STATE OF OREGON,
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO
on this 21st day of January A.D., 1974
at 4:14 o'clock PM. and duly
recorded in Vol. M 74 of DEEDS
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WM. D. MILNE, County Clerk

By *Handwritten Signature*

Deputy.

Fee \$6.00