

WARRANTY DEED

JAN 21 4 15 PM 1974

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3 KNOW ALL MEN BY THESE PRESENTS, That CECIL C. HUNT,
4 MARTHA C. HUNT, EUNICE B. GOETZ, ROBERT L. GOETZ, EUNICE B. GOETZ,
5 Guardian of DOUGLAS GOETZ, and EUNICE B. GOETZ, Guardian of GREGORY
6 GOETZ, hereinafter called the grantor, for the consideration here-
7 inafter stated, to grantor paid by FLYING DUTCHMEN LAND & CATTLE
8 CO., INC., an Oregon Corporation, hereinafter called the grantee,
9 do hereby grant, bargain, sell and convey unto the said grantee and
10 grantee's heirs, successors and assigns, that certain real property,
11 with the tenements, hereditaments and appurtenances thereunto belong-
12 ing or appertaining, situated in the County of Klamath, State of
13 Oregon, described in Exhibit A attached hereto and by this reference
14 made a part hereof.

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

17 And said grantor hereby covenants to and with said grantee
18 and grantee's heirs, successor and assigns, that grantor is lawfully
19 seized in fee simple of the above granted premises, free from all
20 encumbrances, EXCEPT:

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

23 and that grantor will warrant and forever defend the above granted
24 premises and every part and parcel thereof against the lawful claims
25 and demands of all persons whomsoever, except those claiming under
26 the above described encumbrances.

27 The true and actual consideration paid for this transfer,
28 stated in terms of dollars, is \$ 320,000.00.

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

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BEESLEY & KNUTSON, P.C.
ATTORNEYS AT LAW
121 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97601

1 WITNESS grantor's hand this 3RD day of January, 1974.

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Cecil C. Hunt
Cecil C. Hunt

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Martha C. Hunt
Martha C. Hunt

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Eunice B. Goetz
Eunice B. Goetz

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Robert L. Goetz
Robert L. Goetz

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Eunice B. Goetz
Eunice B. Goetz, Guardian for
Douglas Goetz, Minor

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Eunice B. Goetz
Eunice B. Goetz, Guardian for
Gregory Goetz, Minor

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1 STATE OF Oregon) ss.
2 COUNTY OF Klamath)

3 Personally appeared the above-named Cecil C. Hunt and
4 acknowledged the foregoing instrument to be his voluntary act and
5 deed.

Before me:
[Signature]
Notary Public for Oregon
My Commission Expires 10/23/74

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7 STATE OF Oregon) ss.
8 COUNTY OF Klamath)

9 Personally appeared the above-named Martha C. Hunt and
10 acknowledged the foregoing instrument to be her voluntary act and
11 deed.

Before me:
[Signature]
Notary Public for Oregon
My Commission Expires 10/25/74

12
13 STATE OF OREGON) ss.
14 COUNTY OF MARION)

15 Personally appeared the above-named Eunice B. Goetz and
16 acknowledged the foregoing instrument to be her voluntary act and
17 deed.

Before me:
[Signature]
Notary Public for Oregon
My Commission Expires: Jan. 11, 1974

18
19 STATE OF OREGON) ss.
20 COUNTY OF MARION)

21 Personally appeared the above-named Eunice B. Goetz and
22 deed in her position as Guardian of the minors, Gregory Goetz and
23 Douglas Goetz.

Before me:
[Signature]
Notary Public for Oregon
My Commission Expires: Jan. 11, 1974

24
25 STATE OF OREGON) ss.
26 COUNTY OF MARION)

27 Personally appeared the above-named Robert L. Goetz and
28 acknowledged the foregoing instrument to be his voluntary act and
29 deed.

Before me:
[Signature]
Notary Public for Oregon
My Commission Expires: Jan. 11, 1974

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Page 1 OF OREGON

BEESLEY & KNUTSON, P.C.
ATTORNEYS AT LAW
121 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97601

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 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.

EXHIBIT A

Att: Beasley & Kautson, P.C.
121 5th - City

Send Tax Statements to:

Flying Dutchmen Land & Cattle Co., Inc.

40 Tennis, Roeloffs
11830 Hiway 238
Kactsonville, OR 97530

STATE OF OREGON; COUNTY OF KLAMATH; ss.
KIAMATH COUNTY TITLE CO

Filed for record at request of _____
this 21st day of January A. D., 1974 at 4:15 o'clock P.M., and duly recorded in
Vol. M 74 of DEEDS on Page 695

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FEE \$ 8.00

WM. D. MILNE, County Clerk

By *Harold D. Dugan* Deputy