

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MERTON H. SCHELL and VIOLET L. SCHELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, (1/4th), L. A. SWETLAND, M.D. (P. C. Pension & Profit Sharing Trust (1/4th), R. H. OTTEMAN, M.D., (P. C. Pension & Profit Sharing Trust (1/4th), and GARRETT D. HILYARD and BETTY JEAN HILYARD, husband and wife, (1/4th) hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants in common, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appeartaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Commencing at the corner common to Sections 17, 18, 19 and 20 Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon; thence, North along the West boundary of Section 17, 30.0 feet to the true point of beginning; thence North 89° 32' 36" East, along the North boundary of Reader Road, 247.17 feet to the West boundary of the Klamath Irrigation District "B" Canal; thence along said canal boundary 266.00 feet along a 504.53 foot radius curve left, (the long chord bears North 10° 04' 15" East, 265.06 feet); thence North 1° 39' East, 1678.70 feet; thence 530.37 feet along a 408.10 foot radius curve to the right (the long chord bears North 38° 52' 50" East, 493.83 feet), to a point 25.00 feet West from the centerline of a drain ditch; thence North 4° 31' 10" West, parallel to said drain to the North boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 17; thence West along said boundary to the West boundary of Section 17; thence South along the West boundary of Section 17, to the true point of beginning, containing 104.02 acres, more or less.

ALSO, The SE 1/4 NE 1/4, Section 18, Township 39 South, Range 10 East, Willamette Meridian.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants in common, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor

WARRANTY DEED

Page -1

is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record and those apparent upon the land, if any, as of the date of this deed; 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 \$74,602.36.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 10 day of June, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Merton H. Schell
MERTON H. SCHELL

Violet L. Schell
VIOLET L. SCHELL

STATE OF OREGON)
County of Klamath) ss. June 10, 1971.

Personally appeared the above named Merton H. Schell and Violet L. Schell, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Jade Hunsell
Notary Public for Oregon
My commission expires: 9/23/73
STATE OF OREGON,
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO
on this 10th day of OCTOBER A.D. 19 71
at 3:54 o'clock P M. and duly
recorded in Vol. W 74 of DEEDS
Page 13299

WIL D. MILNE, County Clerk

Fee \$4.00

Deputy.

WARRANTY DEED

PAGE -2