

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BEN ADAIR and EDITH W. ADAIR, husband and wife, hereinafter referred to as the "Grantors," for the consideration hereinafter stated to Grantors paid by ADAIR ENTERPRISES, INC., an Oregon corporation, hereinafter referred to as the "Grantee," do hereby grant, bargain, sell and convey unto the said Grantee and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, state of Oregon, to-wit:

A tract of land located in the NE 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located West a distance of 30.0 feet and South a distance of 1268.0 feet from the Section corner common to Sections 19, 20, 29 and 30, T 39 S, R 10 EWM, said point lying on the West boundary of the county road right-of-way; thence West a distance of 256.24 feet to an iron pin; thence South a distance of 170.0 feet to an iron pin; thence East a distance of 256.24 feet to an iron pin; thence North along the West boundary of the county road right-of-way a distance of 170.0 feet, more or less, to the point of beginning.

The above described tract of land contains 1.0 acre, more or less.

EXCEPTING AND RESERVING from the above described property the following described property in Klamath County, Oregon:

A piece or parcel of land situated in the Northeast quarter (NE 1/4) of Section 30, Township 39 South, Range 10 East of W.M., more particularly described as follows:

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Beginning at the section corner common to Sections 19, 20, 29 and 30, Township 39, South Range 10 East of W.M., and running thence Westerly along the Northerly boundary of the said Section 1573.5 feet more or less to a point 1074.2 feet Easterly along the said boundary from the 1/4 section corner of the Northerly boundary of the said Section 30; thence Southerly 2657.5 feet, more or less, to a point in the Southerly boundary of the said Northeast quarter (NE1/4) of the said Section 30 which is 1074.2 feet Easterly along the said boundary line from the Southwesterly corner of the said Northeast quarter (NE1/4); thence Easterly along the said boundary line 1565.2 feet, more or less to the 1/4 section corner on the Easterly boundary of said Section 30; thence Northerly along the Easterly boundary of said Section 30, 2656.7 feet, more or less to the point of beginning.

EXCEPTING from the above described property a strip of land 30 feet wide along the North side thereof.

ALSO EXCEPTING from the above described property the following described parcel:

Beginning at the 1/4 corner between Sections 29 and 30 said Township and Range; running thence North 206 feet; thence West 846 feet, more or less, to the drain ditch; thence South along the drain ditch 206 feet to the South line of the Northeast quarter (NE1/4) of said Section 30; thence East 846 feet, more or less, along said South line of the Northeast quarter (NE1/4) to the place of beginning,

AND ALSO EXCEPTING the following described parcel: Beginning at a point at the Most Easterly Southeast corner of premises described in deed to Ben Adair, et ux, from R. Cecil Chayne, et ux, recorded December 14, 1959 in Volume 317 at page 608, Klamath County Deed Records; thence North along the East line of said premises a distance of 613 feet to the TRUE POINT OF BEGINNING; thence North along said East line 537 feet to a point; thence West parallel to the North line of said Adair Tract, 270 feet to a point; thence South parallel to the East line of Adair Tract 537 feet to a point; thence East parallel to the North line of said Adair Tract, 270 feet to the true point of beginning.

Subject to one-half of the right of way for County Road along the Easterly boundary of said Tract.

Subject to all encumbrances of record and those apparent upon the land.

TO HAVE AND TO HOLD the said premises unto the grantee, its successors and assigns forever.

And grantors hereby covenant to and with grantee, its successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated, and that grantors will warrant and forever defend the said 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 ^{GIVEN} paid for this transfer, ^{END} ARE ~~PRIVATE ANNUITY AGREEMENTS DATED THE 16TH DAY OF APRIL, 1975~~ ^{BA} stated in terms of dollars, is \$_____.

IN WITNESS WHEREOF, the grantors have executed this instrument this 18TH day of APRIL, 1975.

BEN ADAIR
Edith W. Adair

STATE OF OREGON)
County of Klamath) ss.

Before me this 18TH day of APRIL, 1975, personally appeared the above-named BEN ADAIR and EDITH W. ADAIR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1-21-77

(S E A L)

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of MIKE L BRANT ATTY
this 29th day of APRIL A. D., 1975 at 4:30 o'clock P. M., and duly recorded in
Vol. M 75 of DEEDS on Page 4618
FEE \$ 8.00
By WM. D. MILNE, County Clerk
Hazel Dray Deputy