

KLAMATH DEVELOPMENT COMPANY an Oregon Corporation, hereinafter called grantor, convey to KLAMATH RIVER ACRES OF OREGON, LTD., all that real property situated in Klamath County, State of Oregon, described as:

A tract of real property in Government Lot Number 1 of Section 31, Township 39 South, Range 8 East of the Willamette Base and Meridian, Klamath County, Oregon; particularly described as follows:

Beginning at the Southeast corner of Government Lot Number 1, which is also the fractional section, or meander, corner on the south boundary of Section 31, T.39S., R.8E., W.B.&M.; thence N. 30°00'W., 75.25 feet to the easterly terminus of the northerly line of River Street as shown on the official plat of the town of Doten, recorded in Volume 1, Page 19 of Town Plat records of Klamath County, Oregon; thence N.57°00'W. along said northerly line of River Street a distance of 906.00 feet to the true point of beginning of this description, which point bears N.33°00'E., 50.00 feet from the northwest corner of Lot 1, Block 3 of aforesaid platted Town of Doten; thence S.33°00'W. along the west boundary of same a distance of 630.00 feet to the southerly line of Pine Street as shown on said plat; thence S.57°00'E. along said southerly line of Pine Street 58.60 feet to the south boundary of Government Lot No. 1; thence S.89°55'W. along same a distance of 373.20 feet, more or less, to the most southeasterly corner of that parcel of land recorded in Volume 291, Page 318 of deed records of Klamath County, Oregon; thence north along the east boundary of said parcel of land and continuing along its projection, which is also the east boundary of those lands recorded in M68, Page 6461 and Volume 315, Page 428 of deed records, a combined distance of 555.00 feet to the northeast corner of that land described in deed Volume 315, Page 428, aforesaid; thence west, along the north boundary of same, 60.00 feet to the west boundary of aforesaid Government Lot 1; thence north along same 318.16 feet, to the most southerly corner of that land described in Volume 338, Page 204, of deed records; thence N.32°52'E. along the southeasterly boundary of same and continuing along its projection, which is also the southeasterly boundary of that land recorded in Volume 312, Page 588, a combined distance of 731.00 feet to the easterly boundary of said Lot 1, bordering Klamath River; thence S.38°50'E. along same, a distance of 822.68 feet more or less, to the northerly projection of the west boundary of aforesaid platted Town of Doten; thence S.33°00'W. along same 340.41 feet to the true point of beginning, 18.48 acres, more or less;

and covenant that grantor is the owner of the above-described property free of all encumbrances except reservations, restrictions, easements and

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rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water user and sanitation districts; 1976-77 taxes which are now a lien but not yet payable, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty-One Thousand Six Hundred and No/100ths (\$21,600.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 19 day of November, 1976.

Klamath Development Company

E. J. Shipsey
E. J. Shipsey, President

STATE OF OREGON }
County of Klamath } ss
November 19, 1976.

Personally appeared the above-named E. J. SHIPSEY, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Tafel
Ref. Klam River Assoc
B.C. 1204-5
Kend. Chue

Silva M. Ellingboe
Notary Public for Oregon
My Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 22nd day of NOVEMBER A.D., 1976 at 8:39 o'clock A M., and duly recorded in Vol 18538 of DEEDS on Page .

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Hazel Craig Deputy