

32445

WARRANTY DEED

111
77

11030

STATE OF OREGON, acting by and through its FISH AND WILDLIFE COMMISSION, Grantor, conveys and warrants to the Tule Smoke Hunting Club, Incorporated, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

77 03 03
Parcel No. 1: A parcel of land in Section 15, Township 40 South, Range 8 East, Willamette Meridian, County of Klamath, State of Oregon, containing an area of 84.86 acres, more or less, described as follows: Beginning at a point on the east boundary of said Section 15, distant therealong North 01° 26' 03.5" East 2657.97 feet from the southeast corner of said Section 15, said point being the east quarter corner of said Section 15; thence North 01° 26' 03.5" East 2657.96 feet along the east section line of said Section 15 to the northeast corner of said Section 15; thence North 88° 54' 56.5" West 1190.67 feet along the north section line of said Section 15 to a point on the east bank of the Klamath River said point being the meander corner between Sections 10 and 15; thence South 15° 42' 11.3" West 865.79 feet along the east meander of the Klamath River; thence South 53° 50' 43.0" West 813.84 feet along the east meander of the Klamath River; thence South 88° 57' 07.2" East 723.14 feet along the south line of the north half of the northeast quarter of said Section 15; thence South 01° 18' 34.1" West 1329.82 feet along the west line of the southeast quarter of the northeast quarter of said Section 15; thence South 88° 59' 20.8" East 1322.96 feet along the south line of the southeast quarter of the northeast quarter of said Section 15 to the point of beginning.

Parcel No. 2: A parcel of land in Section 15, Township 40 South, Range 8 East, Willamette Meridian, county of Klamath, State of Oregon, containing an area of 11.46 acres, more or less, described as follows: Beginning at a point on the east boundary of said Section 15, distant therealong North 01° 26' 03.5" East 620.00 feet from the southeast corner of said Section 15 said point being on the north bank of the Klamath Straits; thence North 68° 52' 36.5" West 388.90 feet along the north bank of the Klamath Straits; thence North 56° 18' 35.8" West 991.53 feet along said bank; thence North 86° 20' 52.0" West 165.46 feet along said bank; thence North 59° 16' 46" West 63.23 feet to a point on the north boundary of the south half of the southeast quarter of said Section 15; thence South 89° 01' 32.7" East 1425.21 feet to the northeast corner of the southeast quarter of the southeast quarter; thence South 01° 26' 03.5" West 703.98 feet along the east line of said Section 15 to the point of beginning.

Subject to and excepting existing rights of way of record or in use, including the following:

1. An easement created by instrument, including the terms and provisions thereof,

Dated : December 19, 1930
Recorded : January 8, 1932 Book: 96 Page 546
In favor of : California Oregon Power Company
For : A perpetual right of way and easement of raising and/or lowering the water level of Klamath River

2. An easement created by instrument, including the terms and