

1-1-74 38422

38836

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ray Warren Hamel and Ruthmarie Hamel

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 5 H Ranch, Inc.,

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

All of Section 5 in Township 39 South, Range 11½ East of the Willamette Meridian, EXCEPT Government Lot 1.

PARCEL 2:

The N½NE¼, NE¼NW¼ of Section 8, Township 39 South, Range 11½ East of the Willamette Meridian.

PARCEL 3:

A piece or parcel of land situate in Lot 1, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, more particularly described as follows:

Continued on back side of deed...

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as above stated & liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land.

and that grantor 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 paid for this transfer, stated in terms of dollars, is \$262,750.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 3rd day of November, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 3, 1977

Personally appeared the above named Ray Warren Hamel and Ruthmarie Hamel

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon

My commission expires: 11-22-77

RAY WARREN HAMEL

RUTHMARIE HAMEL

STATE OF OREGON, County of

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

Ray Warren and Ruthmarie Hamel
Star Route
Dairy, Oregon 97625

GRANTOR'S NAME AND ADDRESS
5 H RANCH, INC.
Star Route
Dairy, Oregon 97625

GRANTEE'S NAME AND ADDRESS
5 H RANCH, INC.
Star Route
Dairy, Oregon 97625

NAME, ADDRESS, ZIP
5 H RANCH, INC.
Star Route
Dairy, Oregon 97625

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number, Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

continued from back page of warranty deed.

LESS AND EXCEPTING those portions of the above described Parcels lying within the rights of way of the O.C. & E. Railroad and the Klamath Falls-Lakeview Highway.

PARCEL 10:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ lying Southerly of the Klamath Falls-Lakeview Highway and the SW $\frac{1}{4}$ of Section 32, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM the parcels deeded for railroad purposes in deeds recorded in Volume 47 at page 587 and Volume 51 at page 490.

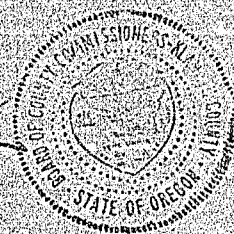
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of D. L. HOOTS, ATTY.
his 3rd day of NOVEMBER A. D. 1977 at 3:50 o'clock P. M., and
duly recorded in Vol. 177, of DEEDS on Page 21195

Wm D. MILNE, County Clerk

Fee \$ 9.00

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of D. L. Hoops Atty.
his 10th day of November A. D. 1977 at 1:40 o'clock P. M., and
duly recorded in Vol. 177, of Deeds on Page 21815

Wm D. MILNE, County Clerk

By Bernard H. Deloch

No Fee.