

40354

WARRANTY DEED

Vol. 77 Page 24083

KNOW ALL MEN BY THESE PRESENTS, That CIRCLE FIVE RANCH, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE L. FAHSHOLTZ and JUDITH R. FAHSHOLTZ, husband & wife, hereinafter called 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: to Wayne L. Fahsholtz an undivided one-half interest and to Judith R. Fahsholtz an undivided one-half interest making them tenants in common and not tenants by the entirety, in and to the following real property:

See Exhibit A - attached

(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

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 \$120,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 19th day of March, 1976; 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 } ss.
1976

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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

Personally appeared Louis Randall and Richard C. Beesley, 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

Circle Five Ranch, Inc., 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.

Before me:

Notary Public for Oregon

My commission expires:

3-8-78

Circle Five Ranch, Inc.
Wayne L. Fahsholtz, et ux.
Route 1, Box 69-B, Bonanza, OR 97623

Wayne L. & Judith R. Fahsholtz
Route 1, Box 69-B
Bonanza, OR 97623

After recording return to:

Wayne L. & Judith R. Fahsholtz
Route 1, Box 69-B
Bonanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 1976,

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.

By Recording Officer
Deputy

24084

EXHIBIT 'A'

- PARCEL 1: The West half of the Northeast Quarter and the East half of the Northwest quarter of Section 30, Township 40 Range 14;
- PARCEL 2: The Southeast quarter of the Southwest quarter, less right of way, of Section 19 Township 40 Range 14;
- PARCEL 3: The West half of the East half; Southeast quarter of the Southeast quarter; Northeast quarter of the Northeast quarter West of the County Road of Section 19, Township 40, Range 14;
- PARCEL 4: That portion of the Southeast quarter of the Northeast quarter; and that portion Northeast quarter of the Southeast quarter West of Road of Section 19, Township 40, Range 14 EXCEPT PORTION BOUNDED BY Highway, Langell Valley Irrigation Ditch and culvert under Highway, approximately five acres.

Subject to reservations, restrictions, rights of way, and easements of record, and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of TRANSAMERICA TITLE INS. CO

this 11th day of DECEMBER 11;12 A. D. 19 77 at — o'clock A. M., and

fully recorded in Vol. M77, of DEEDS on Page 24083

FEE \$ 6.00

W. D. MILNE, County Clerk

By Bernetha A. Letcher