

1-1-74

41035

WARRANTY DEED

Vol. 11 Page 25099

KNOW ALL MEN BY THESE PRESENTS, That Frances O'Connor Enterprises DBA O.K. Land and Cattle Company hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Daniel Fitzgerald 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:

See Attached Sheet # 1

(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

See Attached Sheet # 2

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 \$
~~However, the actual consideration consists of the property of value given in 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 29 day of December, 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 _____

ss.

STATE OF OREGON, County of Klamath) ss.
Dec 29, 1977

Personally appeared Jim O'Connor

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

xxxxxx Frances O'Connor Enterprises, Inc., dba O.K. Land & Cattle Co., 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

8/23/79

(OFFICIAL SEAL)

O.K. Land and Cattle Company

Rt. 1 Box 868

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

John D. Fitzgerald

Rt. 1 Box 30-6-E

Brookings, Oregon 97415

GRANTEE'S NAME AND ADDRESS

After recording return to:

John D. Fitzgerald

Rt. 1 Box 30-6-E

Brookings, Oregon 97415

NAME, ADDRESS, ZIP

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

John D. Fitzgerald

Rt. 1 Box 30-6-E

Brookings, Oregon 97415

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of _____, 1977,

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

251C0

Attached Sheet # 1 O.K. Land and Cattle Company
DEED DESCRIPTION

A parcel of land, containing 166.08 acres, more or less, situated in the Southeast one-quarter of Section 7, the Southwest one-quarter of the Southwest one-quarter of Section 8, the West one-half of the Northwest one-quarter of Section 17 and the Northeast one-quarter of Section 18, Township 35 South, Range 14 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a $\frac{1}{2}$ " rebar marking the one-quarter corner common to Sections 17 and 18; thence N $43^{\circ} 00' 00''$ W--2235.00 feet to a $\frac{1}{4}$ " rebar; thence N $11^{\circ} 28' 48''$ E--1408.39 feet to a $\frac{1}{2}$ " rebar; thence East--2600.00 feet to a $\frac{1}{2}$ " rebar on the North-South centerline of the Southwest one-quarter of Section 8; thence S $00^{\circ} 03' 22''$ W--400.00 feet, along the North-South centerline of the Southwest one-quarter of Section 8, to a $\frac{1}{2}$ " rebar marking the West One-Sixteenth corner common to Sections 8 and 17; thence S $00^{\circ} 24' 03''$ W--2642.46 feet, along the North-South centerline of the Northwest one-quarter of Section 17, to a $\frac{1}{2}$ " rebar marking the Center-West One-Sixteenth corner of Section 17; thence N $88^{\circ} 49' 03''$ W--1337.44 feet, along the East-West centerline of Section 17 to the place of beginning.

(Basis of bearings: Solar Observation)

25101

Attached Sheet # 2 O K Land and Cattle Company

SUBJECT TO: All existing roads, the approximate location as shown on Filed Survey No. 2562, shall remain open, for ingress and egress, to and from the Camp Six County Road, to land owners who are otherwise land-locked, and to include the transportation of timber products, farm products, the moving of livestock and for fire and the administration of said lands.

Gates or cattle guards, of good construction and with good and proper maintenance, may be permitted at the points of entrance and exit to said properties.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record ~~at the~~

this 30th day of December A. D. 19 77 at 8:53 clock A. M., and

fully recorded in Vol. M77, of Deeds on Page 25099

Wm. D. MILNE, County Clerk

By Benjamin H. Fletcher

Fee \$9.00