

43917

WARRANTY DEED—STATUTORY FORM  
CORPORATE GRANTOR

Vol. 118 Page 3883

Henley Land Company, Inc.,

duly organized and existing under the laws of the State of Oregon a corporation  
warrants to Green Springs Land & Development Co., a partnership Grantor, conveys and  
the following described real property free of encumbrances except as specifically set forth herein situated in  
Klamath County, Oregon, to-wit: Grantee.

See attached Exhibit "A" and by this reference hereby made a part of  
as if fully set forth herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except as noted of record as of the date of  
this deed, and those apparent upon the land, if any, as of the date of  
this deed.

The true consideration for this conveyance is \$ 60,000.00 . (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on February 17, 1978

(CORPORATE SEAL)

HENLEY LAND COMPANY, INC.

By William T. McGaughey President  
By David F. Boyd Secretary

STATE OF OREGON, County of Klamath

SS:

Personally appeared William T. McGaughey  
who, each being first duly sworn, did say that the former is the

and David F. Boyd  
president and that the latter is the

secretary of Henley Land Company, Inc.

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

DONNA K. RICK  
NOTARY PUBLIC-OREGON  
My Commission Expires 7/21/79

WARRANTY DEED

GRANTOR  
GRANTEE

After recording return to:

7-11

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

I certify that the within instru-  
ment 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.

By

Recording Officer  
Deputy

TRACT OF LAND SITUATED EASTERLY OF  
THE ENTERPRISE IRRIGATION DISTRICT DITCH

3884

A tract of land situated in the E½NE¼ of section 13, T39S, R(EM), Klamath County, Oregon, being more particularly described as follows:

Beginning at the most southerly point of Tract 1085-Country Green, a duly recorded plat, said point being on the southerly right of way line of Alt Way and 15.00 feet easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being S65°17'56"E 1644.59 feet from the NE¼ corner of said section 13; thence easterly along the southerly line of said Tract 1085-Country Green, N66°35'44"E 77.54 feet, along the arc of a curve to the left (radius = 230.00 feet, central angle = 21°57'17") 88.13 feet; N44°38'27"E 276.89 feet, S45°21'33"E 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15°10'46") 74.18 feet, N80°31'20"E 184.49 feet, North 12.08 feet; thence leaving said southerly line, N72°58'03"E 207.56 feet; thence N89°29'13"E 100.00 feet; thence S84°14'48"E 46.58 feet to the westerly line of the Enterprise Irrigation District Canal; thence along said westerly line, S05°22'23"W 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet, central angle = 49°30'10") 108.00 feet, S44°07'47"E 165.75 feet, along the arc of a curve to the right (radius = 75.00 feet, central angle = 73°27'34") 96.16 feet, S29°19'47"W 344.20 feet; thence leaving said westerly line, S72°58'03"W 733.37 feet to a point 15.00 feet easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence northerly along a line parallel with and 15.00 feet easterly of the centerline of said ditch, N38°13'35"W 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17°21'40") 86.36 feet, N20°51'55"W 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37°46'05") 220.82 feet, N16°54'10"E 27.02 feet to the point of beginning, containing 16.38 acres, with bearings based on said Tract 1085-Country Green, subject to any easements or rights of way of record or apparent.

Subject, however, to the following:

1. Regulations, including levies, assessment, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. An easement created by instrument, including the terms and provisions thereof,  
Dated : March 3, 1932  
Recorded : March 18, 1932 Book: 97 Page: 155  
In favor of : The California Oregon Power Company, a California Corporation  
For : 10 feet, over the NE¼ of said Section 13, for power and telephone lines.
3. An easement created by instrument, including the terms and provisions thereof,  
Dated : February 15, 1956  
Recorded : February 20, 1956 Book: 281 Page: 132  
In favor of : The California Oregon Power Company, a California Corporation  
For : Two anchors and guys, including rights of ingress and egress on the SE¼NE¼ of said Section 13.
4. Agreement, including the terms and provisions thereof, dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records, between Oregon Water Corporation and Henley Land Company, a Corporation for well use.
5. An easement created by instrument, including the terms and provisions thereof,  
Dated : May 6, 1974  
Recorded : May 23, 1974 Book: M-74 Page: 6422  
In favor of : Pacific Northwest Bell Telephone  
For : Underground communications.

OF OREGON COUNTY OF KLAMATH, ss

Noted and of request of Transamerica Title Co.  
1st day of March A.D. 1978 at 3:29 P.M. and  
only recorded in Vol. M78 of Deeds 3883

W.D. MILNE, County Clerk

By Bernetha St. Heloch

Fee \$6.00

EXHIBIT "A"