

71A 38-14633-D

48766

WARRANTY DEED (CORPORATION)

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Lost River Development Company

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

Gordon Gene Culver and Sharon D. Culver, husband and wife,

all that real property situated in Klamath County, State of Oregon, described as:

See attached Exhibit A

and ²covenant(s) that grantor is owner of the above described property free of all encumbrances except Covenants, easements, and restrictions of record

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 66,000.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 22 day of May, 1978.
(Corporate Seal)

By P.A. O'Neill, President

By Secretary

STATE OF OREGON, County of Klamath ss.

May 22, 1978.

Personally appeared P.A. O'Neill who, being duly sworn, did say that he is the President of Lost River Development Company 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me:

DONNA K. RICK
Notary Public, State of Oregon
My Commission Expires 7/21/79

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to: A. Donna

Send taxes to:
Dept of Veterans
1225 Ferry St. S.E.
Salem, Ore 97301

STATE OF OREGON,

County of ss.

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 Records of Deeds of said County.
Witness my hand and seal of County affixed.

By Deputy

10834

PARCEL 1

A tract of land situated in the SE $\frac{1}{4}$ of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 21, South 89° 54' 41" East 1604.50 feet from the South $\frac{1}{4}$ corner of said Section 21; thence North 01° 29' 30" East 34.43 feet to the South-east corner of Deed Volume 353, page 265, as recorded in the Klamath County Deed Records; thence continuing North 01° 29' 30" East 535.28 feet to the Northeast corner of said Deed Volume; thence South 84° 27' 30" West 366.00 feet to the Northwest corner of said Deed Volume; thence North 00° 03' 30" East 1370 feet, more or less, to the Southerly bank of Lost River; thence Easterly along said bank 1270 feet, more or less, to the Westerly boundary of River Ranch Estates, a duly recorded subdivision and the center line of a drain ditch; thence Southerly along said boundary and drain ditch 1830 feet, more or less, to the South line of said Section 21; thence North 89° 54' 41" West 586.55 feet to the point of beginning.

EXCEPTING the Southerly 30.00 feet Deeded to Klamath County by Deed Volume 157 at page 320, as recorded in the Klamath County Deed Records, with bearings based on a solar observation.

TOGETHER WITH a 60 foot easement whose Easterly line is described as follows: Beginning at a point South 89° 54' 41" East 1254.50 feet and North 00° 03' 30" East 30.00 feet, from the South quarter corner of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point being on the Northerly right of way line of the County road; thence North 00° 03' 30" East, along the Southerly extension of the Westerly line of that tract of land described in said deed volume 353, page 265 and along said Westerly line and its Northerly extension 599.71 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 on 23rd day of May, A. D. 1978 at 11:15 clock AM, and
 duly recorded in Vol. M78, of Deeds on Page 10833

Wm D. MILNE, County Clerk

By Bernice M. Milne

Fee \$6.00

EXHIBIT A