

57147

KNOW ALL MEN BY THESE PRESENTS, That Nevin Cattle Company, a corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas W. Lassett and Penny L. Lassett, Husband and 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:

See legal description as it appears on the reverse of this deed.

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 appears on the reverse of the deed and the third page of the deed or those apparent upon the land if any, as of the date of this deed.

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 \$ 10,248.00. 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 ©, 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 23 day of October, 1978, 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.

STATE OF OREGON, } ss.  
County of }  
1978

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: \_\_\_\_\_

Nevin Cattle Company, a corporation  
E. Nevin - Pres.  
Carrie Nevin Sec'y  
STATE OF OREGON, County of Klamath  
10-23 1978  
Personally appeared E. Nevin and Carrie Nevin 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 Nevin Cattle Company, 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:  
Jenda Steele  
Notary Public for Oregon  
My commission expires: July 13, 1981

Nevin Cattle Company

GRANTOR'S NAME AND ADDRESS  
Thomas W. and Penny L. Lassett

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Thomas W. and Penny L. Lassett  
1800 Pine Grove Road  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Thomas W. and Penny L. Lassett  
1800 Pine Grove Road  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
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.

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

23752

A parcel of land situated in the SE $\frac{1}{4}$  of Section 23 and the SW $\frac{1}{4}$  of Section 24 and the N $\frac{1}{2}$  of Section 25, and the N $\frac{1}{2}$  of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; as shown in Recorded Survey No. 2650 on file in the office of the County Surveyor of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right-of-way line of Swan Lake Road being a corner of said parcel from which the section corner common to Sections 23, 24, 25 and 26, marked by a 5/8" iron rod, bears North 51° 02' East, 1132.2 feet; thence North 65° 46' East, 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line North 24° 14' West, 803.37 feet to a 5/8" iron rod; thence North 65° 46' East 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line South 24° 14' East 2092.77 feet to a 5/8" iron rod; thence South 65° 46' West, 1320.00 feet to a 5/8" iron rod on the said right-of-way line; thence North 24° 14' West, 1289.40 feet, along the said right-of-way line, to the point of beginning.

The basis of bearing is a Solar observation.

SUBJECT TO:

Taxes for the fiscal year 1978-79, a lien but not yet due and payable.

The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Easement, including the terms and provisions thereof, as disclosed by Deed recorded in Volume 243, page 361, Deed Records of Klamath County, Oregon, as follows: "Together with the perpetual right and easement to drain water from the lands hereinabove described on to the lands owned and retained by the grantor lying North of the said lands hereinabove described."

Reservations as contained in instrument recorded in Volume M68, page 1661, Microfilm Records of Klamath County, Oregon; as follows: "and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. (AFFECTS SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 24 and SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, T. 38 S., R. 10 E.)

Reservations as contained in instrument recorded in Volume M68, page 1661, Microfilm Records of Klamath County, Oregon, as follows: "Reserving, also, to the United States, all minerals to the following described lands so patented, together with the right to prospect for, mine, and remove the same as authorized by the provisions of said Section 8 as amended as aforesaid..." (AFFECTS SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25)

Notice of Location of Placer Claim

Dated: September 19, 1977

Recorded: September 19, 1977

Volume: M77, page 17502, Microfilm Records of Klamath County, Oregon

Notice of Location of Placer Claim

Dated: September 19, 1977

Recorded: September 19, 1977

Volume: M77, page 17509, Microfilm Records of Klamath County, Oregon

Notice of Location of Placer Claim

Dated: September 30, 1977

Recorded: October 10, 1977

Volume: M77, page 19299, Microfilm Records of Klamath County, Oregon

Notice of Location of Placer Claim

Dated: September 30, 1977

Recorded: October 10, 1977

Volume: M77, page 19301, Microfilm Records of Klamath County, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 23rd day of October A.D., 1978 at 2:40 o'clock P.M., and duly recorded in Vol. M78 of Deeds on Page 23751.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha Phelps

Deputy