

1-1-74

WARRANTY DEED

Vol. 79 Page 3057

62216

KNOW ALL MEN BY THESE PRESENTS, That JOHN URBACH and LURA URBACH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by URBACH FARMS, INC., 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:

PARCEL ONE: All of the N 1/2 NE 1/4 of Sec. 34, Twp. 38 S. R. 11 1/2 E.W.M., EXCEPTING therefrom the approximately 1.22 acres heretofore deeded to James Jackson and Vernon Durant, and also EXCEPTING therefrom a portion of the NW 1/4 NE 1/4 of said Section described as follows: Beginning at a point of intersection of the West line of the said NW 1/4 NE 1/4 with the North line of the Dairy-Bonanza Highway right of way; Thence, North along said West line a distance of 350 feet; Thence, East a distance of 456.7 feet, more or less, to the Northeast corner of the tract of land deeded to Ruth E. Kroeger et ux by deed recorded in Vol. 237 at page 557 of Klamath County Deed Records; Thence, South along the East line of said Kroeger tract a distance of 350 feet, more or less, to said North line of the Dairy-Bonanza highway Right of Way line; Thence, West along said North line of said Highway to the point of beginning. AND ALSO EXCEPTING therefrom that portion of the NW 1/4 NE 1/4 lying North and West of the Klamath

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on back)

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 except at above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 133,950.00

However, the actual consideration consists of the following: The sum of \$133,950.00, which is the sum of the cash consideration and the value of the property conveyed, less the value of the property excepted from the conveyance.

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 2nd day of February, 1979; 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)

JOHN URBACH

LURA URBACH

STATE OF OREGON,

STATE OF OREGON, County of _____ ss.

County of Klamath

February 3, 1979

Personally appeared _____ and

Personally appeared the above named

JOHN URBACH and LURA URBACH

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

I, _____, do hereby acknowledge the foregoing instrument to be the voluntary act and deed of the

_____ 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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 11-24-81

My commission expires:

JOHN & LURA URBACH
P.O. Box 12
Dairy, Oregon 97625

GRANTOR'S NAME AND ADDRESS

URBACH FARMS, INC.
P.O. Box 12
Dairy, Oregon 97625

GRANTEE'S NAME AND ADDRESS

After recording return to:
URBACH FARMS, INC.
P.O. Box 12
Dairy, Oregon 97625

NAME, ADDRESS, ZIP

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

P.O. Box 12
Dairy, Oregon 97625

NAME, ADDRESS, ZIP

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 _____ or as

file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____

Deputy

(continued from front)

DEED RECORDS

DEED RECORDS

Falls-Lakeview Highway.

3058

PARCEL TWO: All of the S 1/2 SE 1/4 of Sec. 27, Township 38 S. R. 11 1/2 E.W.M., lying Southeasterly of the Klamath Falls-Lakeview Highway, except that portion conveyed to Crater Lake Potato Distributors, Inc. by deed recorded March 9, 1961, in Vol. 328 at Page 6 of Klamath County, Oregon Deed Records.

DEED RECORDS

PARCEL THREE: All of the S 1/2 NE 1/4 SE 1/4 of Sec. 27, Township 38 S. R. 11 1/2 E.W.M. lying Southwesterly of the Southwesterly right of way line of the Oregon, California and Eastern Railway Co. and Southeasterly of the Southeasterly right of way line of the Klamath Falls-Lakeview Highway; EXCEPTING therefrom a strip of land 25 feet in width abutting upon and adjacent to said Southwesterly right of way line of said Oregon, California and Eastern Railway Co. and extending the full length of the Northeasterly boundary of the above described parcel of land, and also, EXCEPTING therefrom a tract of land conveyed to Crater Lake Potato Distributors, Inc. by deed recorded March 9, 1961 in Vol. 328 at Page 6 of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 7th day of FEBRUARY A. D. 1979 at 4:15 o'clock P. M., and

duly recorded in Vol. M 79, of DEEDS on Page 3057

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dravid

RECORDED
FEB 1979