

76397

T/A #M-38-18174-1
WARRANTY DEED (CORPORATION)

Vol. 79 Page 25861

ELLENWOOD LIVESTOCK COMPANY

Oregon

corporation, hereinafter called grantor, conveys to

(State of incorporation)

HUBERT BRUNS and MERLE S. BRUNS, husband and wife as community property

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

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.....

and covenant(s) that grantor is owner of the above described property free of all encumbrances except SEE

ATTACHED EXHIBIT "B" BY THIS REFERENCE MADE A PART HEREOF.....

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 \$ 797,259.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
28th day of September 19 79

(Corporate Seal)

ELLENWOOD LIVESTOCK COMPANY

By

By

President

Secretary

NEVADA
STATE OF OREGON, County of Klamath WASHOE) ss.

October 9, 19 79

Personally appeared Eugene B. Wolpert who, being duly sworn,
did say that he is the President of
Ellenwood Livestock 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



DON-RITA MILLER
Notary Public - State of Nevada
Washoe County
My Commission Expires Jan. 30, 1983

Before me:

Notary Public for Oregon Nevada

My commission expires: 1/30/83

- * 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:

Mr. & Mrs. Hubert S. Bruns
Box 327, Rt. 1

Gardnerville, Nevada 89410

And Send Tax Statements
to Mr. & Mrs. Bruns,

Address as Above

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.

Title

By

Deputy

PARCEL 1

That portion of Lot 1 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the section line 150 feet, more or less, West of the Northeast corner of said Lot 1; thence East along the section line a distance of 150 feet, more or less, to the said Northeast corner; thence South a distance of 60 feet, more or less, to a point on the East line of said Lot 1; thence in a Northwesterly direction to the point of beginning.

ALSO a strip of land 100 feet in width in the Northeast quarter of the Northwest quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), Northwest quarter of the Northeast quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) and South half of the Northeast quarter (S $\frac{1}{2}$ of NE $\frac{1}{4}$) of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, as described in that deed from Bly Logging Company to Weyerhaeuser Timber Company, dated July 10, 1950 and recorded November 22, 1950 in Book 243 at page 444, Deed Records.

PARCEL 2

The S $\frac{1}{2}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3

The S $\frac{1}{2}$ S $\frac{1}{2}$ Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4

Government Lot 1; Those portions of Government Lots 2 and 3 lying Northeasterly of Weyerhaeuser Timber County Road; The S $\frac{1}{2}$ NE $\frac{1}{4}$; The S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$; The SE $\frac{1}{4}$ lying Northeasterly of the Klamath Falls-Lakeview Highway; and the S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northeasterly of the Klamath Falls-Lakeview Highway, EXCEPTING THEREFROM the S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$; All of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 5

The N $\frac{1}{2}$; W $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 5, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 6

All of Section 6, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeast of U. S. Highway #66.

description continued ...

PARCEL 7

The NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of U. S. Highway #66.

PARCEL 8

The N $\frac{1}{2}$ N $\frac{1}{2}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; and the SW $\frac{1}{2}$ NW $\frac{1}{4}$, EXCEPT the South 330 feet, all in Section 8, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXHIBIT "B" TO WARRANTY DEED

25864

SUBJECT TO:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

3. Reservations of all coal, oil, gas and other mineral deposits, including the terms and provisions thereof as disclosed by instrument dated March 14, 1969 and recorded April 15, 1969 in Book M69 at page 2681.

4. Reservations and restrictions, including the terms and provisions thereof contained in deed dated March 14, 1969 and recorded April 15, 1969 in Book M69 at page 2681.

5. An easement created by instrument, including the terms and provisions thereof, recorded April 6, 1971 in Book M71 at page 2842.

6. Reservations of all minerals, etc. including the terms and provisions thereof, as disclosed by instrument recorded November 15 1971 at Book M71 in page 11963.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 2nd day of November A. D. 19 79 at 9:30 clock A M., and
fully recorded in Vol. M79, of Deeds on Page 25861

Wm D. MILNE County Clerk
By Linnea H. Hetch

Fee \$14.00