

1-1-74

88539

WARRANTY DEED

CORRECTION DEED



KNOW ALL MEN BY THESE PRESENTS, That Ray Warren Hamel and Ruthmarie Hamel husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 5 H RANCH, 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 1:

All or Section 5 in Township 39 South, Range 11½ East of the Willamette Meridian, EXCEPT Government Lot 1.

PARCEL 2:

The N½NE¼, NE¼NW¼ of Section 8, Township 39 South, Range 11½ East of the Willamette Meridian.

PARCEL 3:

A piece or parcel of land situate in Lot 1, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, more particularly described as follows:

Continued on back side of deed...

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage & reservations, restrictions, easements & rights of way of record and 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 \$ 862,750.00

~~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 11 day of June, 19 80; 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.

Ray Warren Hamel
RAY WARREN HAMEL

Ruthmarie Hamel
RUTHMARIE HAMEL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 11, 19 80

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named Ray Warren Hamel and Ruthmarie Hamel

Personally appeared _____ and _____ 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 _____

and acknowledged the foregoing instrument to be their voluntary act and deed.

_____, 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: Lisa Dale Fritz
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 5-17-81

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Ray Warren & Ruthmarie Hamel	
Star Route	
Dairy, Oregon 97625	
GRANTOR'S NAME AND ADDRESS	
5 H RANCH, Inc.	
Star Route	
Dairy, Oregon 97625	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
5. H. RANCH, INC.	
Star Route	
Dairy, Oregon 97625	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
5 H RANCH, INC.	
Star Route	
Dairy, Oregon 97625	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

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

128821
Beginning at a point 30.3 feet West of the Southeast corner of said Lot 1, in the Westerly road right of way fence of the County Road running Northerly along the Easterly boundary of said Lot 1; thence North 00° 09½' East along said County Road right of way 866.9 feet; thence South 46° 44½' West 295.3 feet; thence South 29° 10' West 759.6 feet to the South boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, South 89° 50½' East 583.3 feet, more or less, to the point of beginning.

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PARCEL 4:

A parcel of land situate in Lots 2 and 3, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Lot 3; thence South 89° 50½' East 1831.5 feet along the Southerly boundaries of said Lots 2 and 3 to a point in the Southerly boundary of said Lot 2; thence North 60° 10' West 959.2 feet; thence North 75° 31' West 1031.2 feet to a point in the Westerly boundary of said Lot 3; thence along the Westerly boundary of said Lot 3 South 0° 08'; West 730.0 feet, more or less, to the point of beginning.

PARCEL 5:

Government Lot 4 of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian,

EXCEPTING THEREFROM the following described parcel:

A piece or parcel of land situate in Lot 4, Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, and more particularly described as follows: Beginning at the Northwestern corner of said Lot 4; thence along the Northerly boundary of said Lot 4 South 89° 50½' East 540.4 feet to the Northeast corner of said Lot 4; thence South 0° 08'; West 511.0 feet; thence North 57° 25' West 651.0 feet to the Westerly boundary of said Lot 4; thence North 0° 97' East 161.9 feet, more or less, to the point of beginning.

PARCEL 6:

The S½NE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian.

EXCEPTING THEREFROM the following described parcel:

A piece or parcel of land situate in the S½NE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian, more particularly described as follows:

Beginning at a point North 89° 50½' West 613.6 feet from the Northeast corner of SE¼NE¼ of said Section 6; thence South 29° 10' West 269.4 feet; thence South 85° 39½' West 606.2 feet; thence North 86° 05' West 569.7 feet; thence North 29° 38' West 278.9 feet; thence North 60° 10' West 8.4 feet to a point on the Northerly boundary of the S½NE¼ of said Section 6 thence South 89° 50½' East 1449.4 feet, more or less, to the point of beginning.

PARCEL 7:

Government Lot 5, SW¼NW¼, E½SW¼, SE¼ of Section 6, Township 39 South, Range 11½ East of the Willamette Meridian.

PARCEL 8:

The S½NE¼, and SE¼ of Section 32, Township 38 South, Range 11½ East of the Willamette Meridian.

EXCEPTING THEREFROM those portions conveyed for right of way of the Oregon California & Northeastern Railway Company by deeds recorded in Volume 47 at page 596 and in Volume 87 at page 261.

PARCEL 9:

The SE¼NE¼, the NE¼SE¼ of Section 31, Township 38 South, Range 11½ East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM that portion sold by Calvin Lawson Hunt to Earle C. Smith, et ux, by deed dated April 20, 1946, recorded December 11, 1946 in Volume 199 at page 425, as follows:

CONTINUED ON NEXT PAGE....

Continued from back page of warranty deed...

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, lying between the Klamath Falls-Dairy Highway and the right of way of the Oregon, California & Northeastern Railway West of the Oden County Road and extending to the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$.

LESS AND EXCEPTING those portions of the above described Parcels lying within the rights of way of the O.C. & E. Railroad and the Klamath Falls-Lakeview Highway.

PARCEL 10:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ lying Southerly of the Klamath Falls-Lakeview Highway and the SW $\frac{1}{4}$ of Section 32, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM the parcels deeded for railroad purposes in deeds recorded in Volume 47 at page 587 and Volume 51 at page 490.

PARCEL 11:

The SW $\frac{1}{4}$ NE $\frac{1}{4}$, the S $\frac{1}{2}$ NW $\frac{1}{4}$, the SW $\frac{1}{4}$, and the W $\frac{1}{2}$ SE $\frac{1}{4}$, in Section 33, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM those portions lying within the rights of way of the O.C. & E. Railroad and the Klamath Falls-Lakeview Highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~ XXXXXXXXXX

this 19th day of August A. D. 1980 at 2:13 o'clock P. M., and

truly recorded in Vol. M80, of Deeds on Page 15699

Wm D. MILNE, County Clk

By Bernetha H. Hetch

Fee \$10.50