

88852

KNOW ALL MEN BY THESE PRESENTS, That Nancy Barnes Coffin, Trustee of Trust
Agreement dated June 2, 1976, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WC Ranch, Inc., an
Oregon corporation
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

An undivided 82 percent interest in the real property described in the
attached Exhibit "A".

(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,
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0 - stock issuance
pursuant to
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 30th day of June, 1980;
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.

Nancy Barnes Coffin
NANCY BARNES COFFIN, Trustee

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath
June 30, 1980

Personally appeared the above named
Nancy Barnes Coffin, Trustee of Trust
Agreement dated June 2, 1976,

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:
Marlene G. Noble
Notary Public for Oregon
My commission expires 12/16/83

STATE OF OREGON
Nancy Barnes Coffin
Route 1, Box 660-F
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

WC Ranch, Inc.
Hill Road
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Steven A. Zamsky, P.C.
110 North 6th, Suite 207
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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

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 _____

_____, 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 be-
half 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)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.

County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/tile/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME _____ TITLE _____
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

TOWNSHIP 40-S-R-10-E-W-M.

Sec. 10: E1/2 SW1/4
 Sec. 16: NW1/4 NW1/4; S1/2 N1/2; N1/2 S1/2; N1/2 SE1/4 SE1/4; SW1/4
 SE1/4; SW1/4 SW1/4
 Sec. 20: Lot 4; the NW1/4 of the NE1/4, the SW1/4 of the NE1/4, and
 all that portion of the NW1/4, the NE1/4 of the SW1/4 and the NW1/4 of
 the SE1/4 lying Northeasterly of the Northeasterly right-of-way line of
 Highway 39.

SAVING AND EXCEPTING THEREFROM the following described real property:

A parcel of land situated in the Northwest one-quarter of Section 20,
 T40S R10E W.M. more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said
 Section 20, thence N89 deg. 45'24"E, along the North line of said
 Section 20, 2180.17 feet, thence S00 deg.14'36"E, 500.00 feet, thence
 S89 deg. 45'24"W parallel to the North line of said section 20,
 1930.22 feet to a point on the Northeasterly right of way of Oregon
 State Highway 39, thence N33 deg.46'40"W, along the Northeasterly
 right of way line of said Oregon State Highway 39, 452.68 feet to a
 point on the West line of said Section 20, thence N00 deg. 10'54"W
 along the West line of said Section 20, 122.67 feet to the point of
 beginning, containing 23.94 acres including road right of way and C-9
 lateral right of way.

Subject to right of ways and easements of record and those apparent
 upon the land.

Sec. 21: Lots 4, 9, 10 and 11, EXCEPTING that portion of Lot 9, lying
 South of Lost River. ALSO EXCEPTING that portion of Lot 11
 lying within the following description: Beginning at a 5/8 inch iron pin
 on the Southwesterly right of way line of the Great Northern Railroad
 right of way from which the section corner common to Sections 16, 17, 20
 and 21, Township 40 South, Range 10 East of the Willamette Meridian
 bears North 53 deg. 48' 36" West a distance of 667.31 feet; thence North
 44 deg. 00' 00" West along said right of way 1076.20 feet to a point on
 the Northerly line of a tract of land described in Volume 360, page 132,
 Deed Records of Klamath County, Oregon; thence North 73 deg. 00' 00"
 West along said Northerly line 276.12 feet to a point on the
 Southeasterly right of way line of Zukerman Road; thence South 33 deg.
 09' 20" West along said Southeasterly right of way line 331.87 feet;
 thence South 50 deg. 47' 36" East 292.42 feet to a point on the South
 line of Section 17, Township 40 South, Range 10 East, Willamette
 Meridian; thence Southerly along the high water line of Lost River the
 meander line of which is as follows: South 48 deg. 52' 32" East 232.66
 feet; thence South 52 deg 04' 05" East 237.81 feet; thence leaving said
 high water line North 63 deg. 04' 05" East 108.12 feet; thence South 26
 deg. 20' 35" East 105.18 feet; thence South 44 deg. 00' 00" East 162.43
 feet; thence North 78 deg. 45' 30" East 354.64 feet to the point of
 beginning.

TOGETHER with an easement 20 feet in width for the purpose of
 egress and ingress, the centerline of which is more particularly
 described as follows: Commencing at the most Southeasterly corner
 of the above described parcel; thence North 44 deg. 00' 00" West
 392.41 feet to the point of beginning for this easement; thence
 South 48 deg. 51' 55" West 168.04 feet; thence South 70 deg. 36'
 00" West 110 feet.

Exhibit "A" to Deed
 Page -1-

- 1 Sec. 22: NW1/4 NW1/4; S1/2 NW1/4; NW1/4 SW1/4 EXCEPT portion lying
 Southerly of Hill Road; E1/2 SW1/4; W1/2 SE1/4; SW1/4 SW1/4
 2 Sec. 23: E1/2 W1/2; W1/2 NE1/4; NW1/4 SE1/4
 Sec. 26: NE1/4 NW1/4
 3 Sec. 27: Lots 5, 6, 7, 8 and 9; SE1/4 SE1/4; N1/2 NW1/4; SE1/4 NW1/4;
 W1/2 NE1/4

4 LESS the following: Beginning at a 5/8 inch iron pin
 marking the northeast corner of the NW1/4 NE1/4 of said Section 27;
 5 thence S 00 deg. 33' 36" W, along the East line of said NW1/4 NE1/4 of
 said Section 27, 1382.64 feet, more or less, to the northerly right of
 6 way line of Hill Road, a county road; thence northwesterly along the
 northerly right of way line of said Hill Road 1300 feet, more or less,
 7 to a one-inch iron pin at the intersection of said right of way line
 with a fence running northeast; thence along said fence and the
 8 northeasterly projection thereof N 42 deg. 12' 33" E 542.46 feet to a
 one-inch iron pin set in the center of a dirt road; thence leaving said
 9 fence line N 35 deg. 05' 31" E 392.34 feet to a point on the north line
 of said Section 27, said point being marked by a one-inch iron pin;
 10 thence N 89 deg. 58' 17" E along the said north line of said Section
 27, 420.67 feet to the point of beginning,, containing 20.1 acres, more
 11 or less.
 AND ALSO SAVING AND EXCEPTING THEREFROM a parcel of land situated in the
 12 SE1/4 SE1/4, in Lot 5, and in lot 6 all being in Section 27, Township
 40 South, Range 10 East of the Willamette Meridian, and being more
 13 particularly described as follows:
 Beginning at a point where the South line of said Section 27 intersects
 14 the Westerly right of way line of the Burlington Northern Railroad, from
 which the southeast corner of said Section 27 bears S 89 deg. 38' 24" E,
 15 1097.43 feet; thence N. 28 deg. 45' 24" W, along said right of way line,
 1029.75 feet; thence S. 61 deg. 14' 36" W, 50.00 feet; thence N 28 deg.
 16 45' 24" W, 655.60 feet; thence along the arc of a 5629.65 foot radius
 curve to the left (delta equals 01 deg. 10' 05"), 114.77 feet to the South
 17 line of a drainage easement; thence S. 57 deg. 42' W along the South line
 of said drainage easement, 275.64 feet more or less to a point on the
 18 mean high water line of the left bank of Lost River; thence Southeast
 along said mean high water line to a point on the South line of said
 19 Section 27; thence S. 89 deg. 38' 24" E, along said South line 751.73
 feet, more or less, to the point of beginning, containing 17.03 acres
 20 more or less.

21 Sec. 28: Lot 4

22 EXCEPTING from the above described lands, right of way for Great
 Northern Railroad as set out in transcript of Decree dated June 6,
 23 1931, recorded November 2, 1931 in Vol. 96, page 246, Deed records of
 Klamath County, Oregon.

24 SUBJECT TO: Mortgages in favor of Travelers Insurance Company, State
 25 of Oregon Department of Veteran's Affairs, James R. Howland and Shelton
 O. Howland, husband and wife, and Nancy Barnes Coffin, Trustee of Trust
 26 Agreement dated June 2, 1976, of which Grantee assumes and agrees to
 pay \$100,000.00 of the principal amount of the State of Oregon
 27 Department of Veteran's Affairs and James R. Howland and Shelton O.
 Howland, husband and wife, mortgages, allocated between the two as to
 28 their proportionate unpaid principal balances as of June 30, 1980,
 together with interest then accrued, and as to the balance of which and
 29 the Travelers Insurance Company mortgage Grantee does not assume and
 Grantor agrees to pay and perform according to the terms and provisions
 30 thereof, and Grantor further agrees to hold Grantee harmless from and
 indemnify Grantee against any cost, expense or damage incurred by
 31 Grantee by reason of said mortgages, including attorney fees, either
 adjudged against Grantee or which Grantee may incur by reason of the
 32 foregoing mortgages.

Exhibit "A" to Deed
 Page -2-

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of
August A.D., 19 80 at 1:53 o'clock P M., and duly recorded in Vol. M80,
 of Deeds on Page 16165.

FEE \$10.50

WM. D. MILNE, County Clerk

By Bernetha A. Hetcher Deputy