

95899

WARRANTY DEED

Vol. 78/ Page 2479

KNOW ALL MEN BY THESE PRESENTS, That **E-Z-D FARMS, INC.**hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **SOUTHERN OREGON MGT. CORP.**

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:

A tract of land situated in Farm Unit "C" and Government Lot 6, being in the SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East $\frac{1}{2}$ corner of said Section 16; thence South 00° 14' West 1150.00 feet to the intersection of Broadway and Rosicky Avenue; thence North 89° 46' West along the centerline of said Rosicky Avenue and its extension, 2087.16 feet to a point marking the true point of beginning; thence South 00° 14' West 216 feet, more or less, to the Northerly right of way line of Depot Road; thence South 71° 23' 40" West along said right of way line 588 feet, more or less, to the West line of the SE $\frac{1}{4}$ of said Section 16; thence Northerly along the West line of the said SE $\frac{1}{4}$ 406 feet, more or less, to a point which bears North 89° 46' West from the true point of beginning; thence South 89° 46' East 557 feet, more or less to the true point of beginning. (See other 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

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 \$ 1,250,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and which is the subject of this deed, if not applicable, should be deleted.~~

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 12 day of February, 1981; 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)

By

E-Z-D FARMS, INC.

Donald G. Micka (Pres.)
Paul K. Rogers (Assistant Sec.)

STATE OF CALIFORNIA

COUNTY OF Siskiyou } ss.

On February 12, 1981

before me, the undersigned, a Notary Public in and for said State, personally appeared **Donald G. Micka**known to me to be the President, and **Paul K. Rogers**

known to me to be the Asst.

Secretary of the corporation that executed the within instrument,

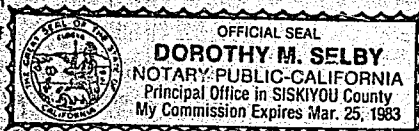
and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Dorothy M. Selby

Name (Typed or Printed)



(OFFICIAL SEAL)

ON,

(This area for official notarial seal)

the within instrument for record on the

day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

GRANTEE'S NAME AND ADDRESS

After recording return to:
Steven A. Zansky, P.C.
110 No. 6th St., Suite 207
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all correspondence should be sent to the following address:

Return: Mount Shasta Title
P.O. Box 870
Yreka, Calif 96097

NAME, ADDRESS, ZIP

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The assessment roll and the tax roll disclose that the premises herein described have been specifically 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.
4. An easement for pole lines parallel to the Westerly property line created by instrument, including the terms and provisions thereof, dated August 20, 1931, recorded December 4, 1931 in Volume 96, page 355, in favor of Pacific Power & Light Co.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 13th day of February A. D. 19 81 at 12:45 clock P. M., and
 duly recorded in Vol. M81, of Deeds on Page 2479

EV. LYN BIEHN, County Clerk

By Bernetha A. Detrick

Fee \$7.00