

1-174

WARRANTY DEED

881S 95901

KNOW ALL MEN BY THESE PRESENTS, That SOUTHERN OREGON MGT. CORP.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by interest and
VINCENT O. CHEYNE and JAMES L. CHEYNE, ~~and JAMES L. CHEYNE~~ ^{1/2}, hereinafter called
JAMES C. CHEYNE AND LORETTA M. CHEYNE, ~~1/2~~ ^{1/2} interest
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 ap-
pertaining, situated in the County of Klamath, 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 $\frac{1}{4}$ 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
part of the consideration and which, if the sentence between the symbols $\{$ and $\}$ is not applicable, shall be deemed to be part of the

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)

STATE OF OREGON,)
STATE OF OREGON County of) ss.

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 James E. McCobb and

known to me to be the President, and Jean L. Fernlund

known to me to be the 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

knowledge to me that such corporation executed the within

instrument pursuant to its by-laws or a resolution of its board

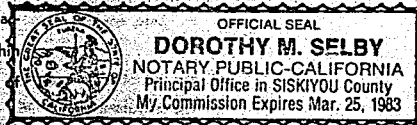
directors.

WITNESS my hand and official seal.

Signature Dorothy M. Selby
Dorothy M. Selby

Name (Typed or Printed)

(This area for official notarial seal)



and
who, being duly sworn,
that the former is the
id that the latter is the

, a corporation,
nt is the corporate seal
igned and sealed in be-
l directors; and each of
itary act and deed.

(OFFICIAL
SEAL)

ON, } ss.

t the within instru-
for record on the

, 19

at o'clock M., and recorded
in book / vol / 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. Zamsky, P.C.
110 No. 6th St., Suite 207
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Vincent Cheyne
Drawer 69
Malin, Oregon 97632

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

Mounbain Title Co

this 13th day of February, A.D. 1981

at 12:20 o'clock P.M.

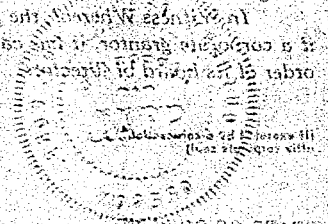
duly recorded in Vol. 1081 of Deeds

on Feb. 24, 1981

Fee \$7.00

By ELYNN BIEHN, County

Recorder



STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the within instrument was recorded for record on the 13th day of February, 1981, at 12:20 o'clock P.M., and recorded in book and volume No. 1081, page 355, or as document, fee the instrument, and shall be a part of the public records of this county. Witness my hand and seal of County Clerk.

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County of Klamath
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