

1-174

WARRANTY DEED

VOL. 1431 PAGE 1

K-34186

KNOW ALL MEN BY THESE PRESENTS, That GREENE INVESTMENT TRUST, dated August 22, 1979, with William A. Greene, Sr. as Trustee hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LeQuien & LeQuien, 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:

A portion of Section 11, Township 39 South, Range 9 E.W.M more particularly described in attached exhibit A

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Liens and assessments of Klamath Project and Klamath Irrigation District; Rules Regulations and assessments of South Suburban Sanitary District; Acreage and use limitations under provisions of United States Statutes and regulations issued therewith.

(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

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 \$...60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (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... day of March, 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, Washington ) ss.  
County of Spokane  
March, 19 81

Personally appeared the above named William A. Greene, Sr. and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: Notary Public for Oregon  
My commission expires: 8/23/83

STATE OF OREGON, County of ) ss.  
Personally appeared and 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 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: Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Greene Investment Trust

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees  
6408 So 6th St.  
Klamath Falls, OR 97601

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

same as above

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

## EXHIBIT

Beginning at a point in the line marking the Westerly boundary of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, from which the Southwest corner of the said SE $\frac{1}{4}$  bears South 0°16' East 1656.3 feet distant and running thence North 0°16' West along said Westerly boundary 331.5 feet; thence South 89°31' East 1186 feet more or less to an intersection with the line marking the Southwesterly boundary of the right of way of the Toe Drain of the "A" Canal of the U. S. Reclamation Service Klamath Project thence along said right of way boundary line Southeasterly and Southerly to its intersection with a line which bears South 89°39' East from the said point of beginning; thence North 89°39' West along said line 1280.7 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following described tracts:

A tract of land situated in the N $\frac{1}{2}$ S $\frac{1}{2}$  of NE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 11, Township 39 South, Range 9 East of the Willamette Meridian, as follows:

Beginning at the Southwest corner of the N $\frac{1}{2}$  of S $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 11; thence South 89°39' East 30 feet to the true point of beginning, said point being on the East right of Way line of Homedale Road thence continuing South 89°39' East 120 feet; thence North 0°16' West 130 feet; thence North 89°39' West 120 feet to the East right of way line of Homedale Road; thence South 0°16' East along said East right of way line 130 feet to the point of beginning.

A parcel of land situated in the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$  (E 1/16 corner) of said Section 11; thence N. 00°26'00" W. (N. 00°16' W. by Deed Volume M74 page 9088, as recorded in the Klamath County deed records), 1846.3 feet; thence S. 89°40'10" E. (S. 89°31' E. by said deed Volume M74 page 9088) 150.00 feet to the True Point of Beginning of this description; thence continuing S. 89°40'10" E. 80.00 feet; thence N. 00°19'50" E. 141.54 feet to the Northerly line of said N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N. 89°41' W., along said line, 81.89 feet; thence S. 00°26'00" E. 141.53 feet to the True Point of beginning.

Beginning at the Southwest corner of the East Half of the Southeast Quarter (E. 1/16 corner) of said Section 11; thence North 00°26'00" West (North 00°16' West by Deed Volume M74 page 9088, as recorded in the Klamath County Deed Records) 1786.3 feet; thence South 89°40'10" East (South 89°31' East by said Deed Volume M74 page 9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89°40'10" East 85.00 feet; thence South 00°19'50" West 129.99 feet to the South line of said North half of the South Half of the Northeast Quarter of the Southeast Quarter; thence North 89°40'10" West along said line 83.27 feet; thence North 00°26'00" West (North 00°16' West by said Deed Volume M74 page 9088) 130.00 feet to the True Point of Beginning.

TOGETHER WITH a 60-foot easement, for ingress and egress, described as follows:

Beginning at the True Point of Beginning of the above described parcel; thence South 89°40'10" East 85.00 feet; thence North 00°19'50" East 60.00 feet; thence North 89°40'10" West 205.80 feet to the Easterly right of way line of Homedale Road; thence South 00°26'00" East, along said right of way line, 60.00 feet; thence South 89°40'10" East 120 feet to the Point of Beginning, with bearings based on Survey No. 1538, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
this 11th day of March A. D. 19 81 at 3:08 o'clock P. M., and  
duly recorded in Vol. M81 of Deeds on Page 4415.

EVELYN BIEHN, County Clerk  
By Debra A. Spang

Fee \$10.50