

KETTENBURG LAND &amp; CATTLE CO.

, hereinafter called grantor, convey(s) to

JAMES D. MARTIN AND MADELINE P. MARTIN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

see attached Exhibit A.

AND INCLUDING A 30' foot easement along the northerly boundary of the property lying westerly of this parcel purchased under Contract of Sale by Donald E. Cutler and Alberta M. Cutler from Anthony Land & Livestock, Inc., dated the 4th day of October 1979, and recorded in Klamath County Deed records. Said easement is for ingress and egress purposes and for the placement of an irrigation and drainage ditch along said easement.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
see attached Exhibit A.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

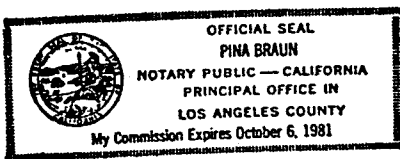
The true and actual consideration for this transfer is \$100,000.00.

Dated this 6. day of 24., 1980

X Kettenburg Land & Cattle Co.

STATE OF OREGON, County of California Los Angeles ) ss.

Wolfgang F. Kettenburg, 1980 personally appeared the above named  
instrument to be his voluntary act and deed.



Before me:

Notary Public for Oregon California

My commission expires: 6 October 1981

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

# WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

MTL

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy

That portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$  lying Northerly of the County Road, and the South 200 feet of the N $\frac{1}{2}$ SE $\frac{1}{4}$ , Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

A parcel of land situated in the South half of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a  $\frac{1}{4}$  inch iron rod from which the Brass Cap Section Corner Common to Sections 13, 18, 19 and 37, said Township and Range bears South 49° 50' 12" East, 2347.98 feet; thence South 03° 08' 03" West, 1086.90 feet to a  $\frac{1}{4}$  inch iron rod on the Northerly right of way line of the Algoma County Road; thence along the Northerly right of way line of the Algoma County Road as follows: South 82° 28' 41" West, 121.44 feet to a  $\frac{1}{4}$  inch iron rod; thence South 82° 28' 41" West, 207.89 feet to a  $\frac{1}{4}$  inch iron rod; thence along the arc of a curve to the left 232.56 feet (central angle 11° 19' 53", radius 1175.92 feet, chord bears South 76° 48' 45" West, 232.18 feet) to a  $\frac{1}{4}$  inch iron rod; thence along 71° 08' 48" West, 84.59 feet to a  $\frac{1}{4}$  inch iron rod; thence along the arc of a curve to the right 227.32 feet (central angle 39° 41' 45", radius 328.10 feet, chord bears North 89° 00' 20" West, 222.80 feet) to a  $\frac{1}{4}$  inch iron rod; thence North 69° 09' 27" West, 662.86 feet to a  $\frac{1}{4}$  inch iron rod at the intersection with the Easterly right of way line of U.S. Highway 97; thence leaving said Northerly right of way line North 17° 06' 39" East, 47.10 feet along the said Easterly right of way line to a  $\frac{1}{4}$  inch iron rod; thence continuing along said Easterly right of way line North 17° 06' 39" East, 8 feet, more or less, to the high water mark of Klamath Lake; thence leaving said Easterly right of way line in a Northeasterly direction along the high water mark of Klamath Lake to a point from which a  $\frac{1}{4}$  inch iron rod bears South 89° 52' 06" East, 13 feet, more or less; thence leaving the high water mark South 89° 52' 06" East, 13 feet, more or less, to a  $\frac{1}{4}$  inch iron rod; thence South 89° 52' 06" East, 536.63 feet to a  $\frac{1}{4}$  inch iron rod; thence South 89° 52' 06" East, 119.51 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

4:30

this 10 day of Feb. A.D. 19 83 at 4:30 o'clock P.M. of

duly recorded in Vol. MB3, of Deeds on a 2233.

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Joyce M. Allen