

1-1-74

32260

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That POPE'S MERRILL MEAT COMPANY, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack Sexton & Nancy Sexton, husband and wife, as tenants by the entirety, and Merle Haskins & Carol Haskins, husband and wife, as tenants by the entirety, d/b/a Country Boy Meats, 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:

All of Government Lot 2, Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed by instrument recorded July 8, 1940 in Volume 130, page 306, Deed Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land lying in the NE $\frac{1}{4}$ of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, and being a portion of that tract of land which was conveyed by that certain deed from Sheriff to Klamath County, recorded in Book 76, pages 208-210, Klamath County Record of Deeds; the said parcel being described as follows: Beginning at a point on the East line of said Section 3, which point is on the Northeastly right of way line of The Dalles-California Highway, said point being 30.0 feet distant from land measured at right angles to the center line of said highway, at Engineer's Station 45+20.9; said point also being 691.7 feet South of the Northeast corner of said Section 3, Township 41, Range 10 East, W.M.; thence North 0°23' East along the Easterly line of (continued 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 except those shown on the reverse side hereof

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 \$ 68,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If space insufficient, continue description on reverse side) (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 *5th* day of *July*, 19*83*; 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,)
County of) ss.
19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

POPE'S MERRILL MEAT COMPANY, an Oregon corp.

BY *Glenda J. Pope* Pres. + Sec.
Glenda J. Pope V. Pres. + Sec.

STATE OF OREGON, County of *Klamath*) ss.
7th *19 83*

Personally appeared *Glenda J. Pope* and *Glenda J. Pope* 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 Pope's Merrill Meat Company

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 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:
Donna Steele
Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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/reel/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

Pope's Merrill Meat Company,
an Oregon corporation

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Merle Haskins
Mr. & Mrs. Jack Sexton
d/b/a Country Boy Meats

GRANTEE'S NAME AND ADDRESS

After recording return to:

Country Boy Meats
P.O. Box 856
Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Merle Haskins
Mr. & Mrs. Jack Sexton
d/b/a Country Boy Meats

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

said tract, a distance of 362.5 feet; thence North 79°12' West a distance of 471.5 feet to a point on the Northeasterly right of way line of The Dalles-California Highway; thence Southeasterly along the said Northeasterly right of way line on a 1940.0 foot radius curve right (whose long chord bears South 46°01'30" East 616.4 feet) a distance of 629.2 feet; thence South 36°44' East along said highway right of way line a distance of 28.5 feet to the point of beginning.

EXCEPTIONS:

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. Right of Way in favor of the United States of America for "Adams Canal" recorded November 16, 1908 in Volume 24, page 615, Deed Records of Klamath County, Oregon and recorded August 12, 1936 in Volume 256, page 219, Deed Records of Klamath County, Oregon.
4. Right of Way in favor of the United States of America for "Adams Canal" and "Old Adams Canal" recorded June 15, 1914 in Volume 40, page 250, Deed Records of Klamath County, Oregon.
5. Right of Way in favor of the United States of America for "Adams Canal" and "Old Adams Canal" recorded June 15, 1914 in Volume 42, page 250, Deed Records of Klamath County, Oregon.
6. Acceptance of Terms and Conditions of Reclamation Extension Act by W.W.S. Adams and J. Frank Adams to United States of America, recorded December 1, 1914 in Volume 43, page 148, Deed Records of Klamath County, Oregon.
7. Right of Way Deed, including the terms and provisions thereof, from J. Frank Adams, grantor to Klamath County, as grantee, for road purposes, recorded September 23, 1922 in Volume 59, page 164, Deed Records of Klamath County, Oregon.
8. An Easement created by instrument, including the terms and provisions thereof for transmission and distribution lines in favor of The California Oregon Power Company dated March 18, 1941 and recorded April 10, 1941 in Volume 136 page 513, Deed Records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 5th day of Jan A.D. 19 84
 at 4:07 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00