

K-37445  
AFTER RECORDING, RETURN TO:  
GREENLAW GRUPE, JR. COMPANY  
P. O. Box 7576  
Stockton, CA 95207

44483

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STATUTORY WARRANTY DEED

DAYTON O. HYDE and GERDA V. HYDE, husband and wife, Grantor, convey and warrant to SAND CREEK RANCH, a co-partnership consisting of The Grupe Company, a California Corporation, and Cortopassi/Graham, Inc., a California Corporation, Grantee, the real property described on Exhibit "A" attached hereto, free of encumbrances except as specifically set forth herein.

Subject to and excepting:

1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1984-1985 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403.

2) Reservations and restrictions in deed from United States of America to Dayton O. Hyde and Gerda V. Hyde, husband and wife, dated March 8, 1976, recorded March 22, 1976, in Volume M76 page 4031, Deed of Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$404,000.

Until a change is requested, all tax statements are to be sent to the following address: The Grupe Company, P. O. Box 7576, Stockton, CA 95207.

THIS INSTRUMENT DOES NOT GUARANTY THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 28 day of December, 1984.

Dayton O. Hyde  
DAYTON O. HYDE

Gerda V. Hyde  
GERDA V. HYDE

STATE OF OREGON )  
County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 28 day of December, 1984, by Dayton O. Hyde and Gerda V. Hyde.

Notary Public  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 12/31/89

11/19/84;JEM/bj

21612

EXHIBIT "A"

The following described property located in Klamath  
County, Oregon:

Township 32 South, Range 11, E.W.M.

Sec. 8: NW1/4 SW1/4, NW1/4, E1/2 SW1/4  
Sec. 5: S1/2 S1/2 SW1/4  
Sec. 6: E1/2 SE1/4, E1/2 NW1/4 SE1/4  
Sec. 7: N1/2 NE1/4 NE1/4

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record

This 18th day of December A.D. 1984 at 4:17 PM and  
duly recorded in Vol. 184 of books of the County Clerk.

By Janet A. DeLoach  
County Clerk

Fee \$9.00

*Ret:*

KLAMATH COUNTY TITLE CO.

Warranty Deed

EXHIBIT "A"