

44185

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

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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 Land Status Report, recorded November 24, 1958, in Volume 306 page 571, Deed Records of Klamath County, Oregon, as follows: "The following reservation is made: a. The above-described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1916, 44 L.D. 513)."

The true and actual consideration for this conveyance is \$135,000.

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 day of December, 1984, by Dayton O. Hyde and Gerda V. Hyde.

Notary Public
NOTARY PUBLIC FOR OREGON

My Commission Expires: 4/28/87

21615

EXHIBIT 'A'

Oregon: The following described property in Klamath County,

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

Sec. 7: E1/2 SE 1/4 SE 1/4

Sec. 18: NE1/4 NE1/4, W1/2 SE 1/4 NE 1/4, E
1/2 SW1/4 NE1/4, W1/2 SE 1/4

Sec. 19: NW1/4 NE1/4

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 26th day of December A.D. 1984 at 4:17 P.M. and
duly recorded in Vol. 1834 of Deeds to wit 21614

E. L. BERN, County Clerk
By Lawrence H. H. H.

Fee \$9.00

KLAMATH COUNTY TITLE CO.

Warranty Deed

EXHIBIT "A"