

47228

MTC #14626-K

KCT #K-37283

WARRANTY DEED  
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Vol. M85 Page 4506

WALKER

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM S. HART and HARLEY J. HART, hereinafter called GRANTORS, for the consideration hereinafter stated, to GRANTORS paid by DAVID WALKER REED, MICHAEL MONTGOMERY REED, VIRGINIA MAE REED and LOYD WALKER REED, Trustees of the LOYD REED TRUST; and DAVID WALKER REED, MICHAEL MONTGOMERY REED, VIRGINIA MAE REED and LOYD WALKER REED, Trustees of the VIRGINIA MAE REED TRUST, hereinafter called GRANTEES, do hereby grant, bargain, sell and convey unto the said GRANTEES and GRANTEES' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-third interest to DAVID WALKER REED, MICHAEL MONTGOMERY REED, VIRGINIA MAE REED, and LOYD WALKER REED, Trustees for the LOYD REED TRUST; and an undivided two-thirds interest to DAVID WALKER REED, MICHAEL MONTGOMERY REED, VIRGINIA MAE REED, and LOYD WALKER REED, Trustees for the VIRGINIA MAE REED TRUST, in the following described real property:

(SEE ATTACHED EXHIBIT "A")

To Have and to Hold the same unto the said GRANTEES and GRANTEES' heirs, successors and assigns forever.

And said GRANTORS hereby covenant to and with the said GRANTEES and GRANTEES' heirs, successors and assigns, that GRANTORS are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated herein and that GRANTORS will warrant and forever defend the above granted 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 \$225,000.00.

In construing this Deed and where the context so requires, the singular includes the plural.

WITNESS GRANTORS' hands this 16th day of April, 1981.

*William S. Hart by Mike Ratliff*  
*his attorney in fact.*

William S. Hart BY MIKE RATLIFF  
HIS ATTORNEY IN FACT

*Harley J. Hart*  
Harley J. Hart

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared before me on this 16th day of April, 1981, the above named Mike Ratliff as attorney In Fact for William S. Hart/ and acknowledged the foregoing instrument to be his voluntary act and deed.

*Linda Steele*  
Notary Public for Oregon  
My Commission Expires: 7/13/81

Return &  
Tax Statements  
L.W. Reed Trust and VM Reed Trust  
9630 Hill Road  
Klamath Falls, Oregon 97601

STATE OF OREGON     )  
                              ) ss.  
County of Klamath )

4507

Personally appeared before me on this 17th day of April,  
1981, the above named HARLEY J. HART and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Kristi L. Garrison  
Notary Public for Oregon  
My Commission Expires: 2/19/83

AFTER RECORDING RETURN TO:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT  
TO THE FOLLOWING ADDRESS:

PARCEL 1:

Lots 1 and 2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described tract:

Beginning at the Northwest corner of Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian; thence Easterly along the Northerly line of said Lot 1, 325 feet to a point; thence Southerly parallel with the Westerly line of said Lot 1, 400 feet to a point; thence Westerly parallel with the Northerly line of said Lot 1, 325 feet to a point on the Westerly line of said Lot 1; thence Northerly along the Westerly line of said Lot 1, 400 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of Government Lot 2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly of existing transmission line.

ALSO EXCEPTING THEREFROM the following:

A parcel of land situated in Government Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at 5/8" rebar on the North line of Government Lot 1, from which a 5/8" rebar marking the Northwest corner of said Government Lot 1 bears South 89°45'24" West 325.00 feet; thence South 00°05'00" East 400.00 feet, parallel to the West line of Government Lot 1, to a 1/2" rebar; thence North 89°45'24" East 823.84 feet to a 1/2" rebar on the high right bank of Lost River; thence North 50°18'13" West 623.07 feet, along the surveyed meander line of the right bank of Lost River, to a 1/2 inch rebar on the North line of Government Lot 1; thence South 89°45'24" West 345.00 feet, along the North line of Government Lot 1, to the point of beginning.

PARCEL 2:

That portion of Government Lots 2 and 3 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southerly of existing transmission line, and a parcel of land being a portion of the North end of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, more particularly described as follows:

Beginning at the Northwest corner of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20; thence East 1333 feet to line between Sections 20 and 21; thence South 400 feet to drainage ditch of the U.S. Reclamation Service; thence following said ditch North 85°30' West 1337 feet; thence North 295 feet to the place of beginning, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 28th day of March A.D. 19 85 at 10:26 o'clock A.M., and  
duly recorded in Vol. M85 of Deeds on Page 4506

EVELYN BIEHN, County Clerk

By *[Signature]*

Fee: \$13.00