

60763

WHEN RECORDED MAIL TO:

SAM WONG & SON, INC.
MERRILL HIGHWAY
KLAMATH FALLS, OREGON 97601

MAIL TAX STATEMENTS TO:

SAM WONG & SON, INC.
MERRILL HIGHWAY
KLAMATH FALLS, OREGON 97601

Vol 1480 Page 7233

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 _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title
By _____ Deputy

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

MTL
#16168-L

SPECIAL WARRANTY DEED

JAMES A. BUNNELL and HELEN MARIE BUNNELL, husband and wife,

GRANTOR, conveys and warrants to

SAM WONG & SON, INC., a corporation,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

(SEE REVERSE SIDE)

Free of encumbrances created or suffered by the grantor except those specifically set forth
as follows: Terms and conditions of special assessment as farm use and the right of
Klamath County, Oregon, to additional taxes in the event said use should be changed, which
obligation grantee assumes and agrees to pay and to perform; liens and assessments of Klamath
Project and Klamath Irrigation District, and regulations, easements, contracts, water and
irrigation rights in connection therewith; easements and rights of way of record and
apparent thereon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00.
~~the actual consideration consists of or includes other property or value given or promised which is part of the whole~~
~~consideration~~

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

Dated this 30 day of April, 19 80.

James A. Bunnell
JAMES A. BUNNELL

Helen Marie Bunnell
HELEN MARIE BUNNELL

STATE OF OREGON, County of Klamath) ss.

April 30, 19 80

Personally appeared the above named
JAMES A. BUNNELL and HELEN MARIE BUNNELL, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Gila Gilbert
Notary Public for Oregon

My commission expires 6/1/81

(Official Seal)

NOTARY

PUBLIC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

PARCEL 1:

7234

All that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and of Government Lot 11, of Section 11, Township 41 South, Range 11 East, Willamette Meridian, which lies Southwesterly of a line drawn parallel to and distant 200 feet Southwesterly of the center line of the railway of the Great Northern Railway Company as now located and constructed; said center line being more particularly described as follows: Beginning at a point in the westerly boundary of said Section 11 distant 977.00 feet Northerly from the Southwest corner thereof; thence Southeasterly along a straight line making a southeasterly included angle of 61°46' with said Westerly boundary, 531.9 feet; thence Southeasterly along the arc of a 1°0' curve to the left, 2830.00 feet; thence Easterly on tangent 2141.00 feet, more or less, to an intersection with the Easterly boundary of said Section 11 at a point distant 36.8 feet Northerly from the Southeast corner thereof. The said strip of land containing 12.35 acres, more or less, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and 0.22 of an acre, more or less, in Government Lot 11 of said Section 11, Township 41 South, Range 11 East, Willamette Meridian, exclusive of right of way previously granted for highway and for a Government irrigation and drainage canal, SAVING AND EXCEPTING a piece or parcel of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 11, T. 41 S., R. 11 E.W.M. in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin in the East right of way boundary of the Adams Point County Road, as the same is presently located and constructed from which the monument marking the Southwest corner of Sec. 11, T. 41 S., R. 11 E.W.M., bears N. 89°57'10" W. 30.0 feet and S 0°02'50" W. 251.75 feet distant; thence N 0°02'50" E along the easterly right of way boundary of said County Road 475.20 feet to an iron pin at its intersection with the Southwesterly right of way boundary of the Burlington-Northern Railroad; thence along said Railroad right of way S 61°34'10" E. 389.7 feet to a point; thence along a circular curve to the left (which has a central angle of 0°40'40", a radius of 5929.65 feet, and a long chord which bears S 61°54'34" E 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence continuing along a circular curve to the left (which has a central angle of 5°55'50", a radius of 5929.65 feet, and a long chord which bears S 65°13'00" E. 613.75 feet) a distance of 613.80 feet to a 5/8 inch iron pin; thence, leaving said Railroad right of way, N. 89°57'10" W. 962.4 feet, more or less, to the point of beginning, containing 4.96 acres, more or less.

PARCEL 3:

Lots 3, 4, and N $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 5, and the N $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 6 of Section 14, Township 41 S., Range 11 East Willamette Meridian, excepting the right of way heretofore reserved by the United States for the "J" Canal.

PARCEL 2:

Also, an easement 20 feet in width which has its northeasterly boundry parallel to and contiguous with the southwesterly right of way boundry of the Burlington-Northern Railroad from the most northwesterly corner to the most southeasterly corner of the above described parcel of land; for the purpose of construction, reconstruction, operation and maintenance of the irrigation ditch.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 28th day of April A.D., 19 86 at 2:58 o'clock P M., and duly recorded in Vol. M86 of Deeds on Page 7233

FEE \$14.00

Evelyn Biehn, County Clerk
By _____