

62723

Vol. 188 Page 10656

KNOW ALL MEN BY THESE PRESENTS, That Kipco, Inc. A Nevada Corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lee Company hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 SW 1/4 of Section 2, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at the brass plug marking the West quarter corner of said Section 2; thence South 0°13' East along the Westerly line of said Section 2, a distance of 53 feet; thence North 89°47' East, a distance of 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane and the true point of beginning; thence continuing North 89°47' East to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeast along the Westerly right of way line of said canal to the Northeast corner of that certain tract conveyed to Smith & Westvold by deed recorded January 28, 1964, in Deed Volume 350 at page 590; thence South 89°47' West 82.38 feet to the Westerly right of way line of Summers lane, thence North 0°13' West along the right of way line 159 feet; more or less, to the point of beginning. EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded May 6, 1964, in Deed Volume 352 at page 573, Records of Klamath County, Oregon.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage; easements and right of way of record, and those apparent on the land; first mortgage and second mortgage, which Grantee assumes and agrees to pay according to the terms thereof and hold Grantors harmless therefrom.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ (If space is sufficient, continue description on reverse side)

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 day of 19 ; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of ss.

The foregoing instrument was acknowledged before me this , 19 , by

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ss. The foregoing instrument was acknowledged before me this June 19 , 1986, by C.W. Davis president, and by secretary of

a corporation, on behalf of the corporation. Notary Public for Oregon

My commission expires: 11/12/87

Kipco, Inc. Harper & Harper, Attys. at Law 529 West Second Street Reno, Nevada, 89503

GRANTOR'S NAME AND ADDRESS

Lee Company, C.W. Davis Agent 4100 South 6th Street Klamath Falls, Ore. 97603

GRANTEE'S NAME AND ADDRESS

After recording return to: C.W. Davis 4100 South 6th Street Klamath Falls, Ore. 97603

NAME, ADDRESS, ZIP

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

C.W. Davis 4100 South 6th Street Klamath Falls, Ore. 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of June , 1986, at 2:03 o'clock P.M., and recorded in book/reel/volume No. M86 on page 10656 or as fee/file/instrument/microfilm/reception No. 62723, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00 By Deputy