

OK

64004

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JAY SHARER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

FRANK PULLER

, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said 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 \$ 6,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole~~ (indicate which).<sup>①</sup> (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 10th day of July, 1986; 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.

JAY SHARER

STATE OF OREGON,

County of

STATE OF OREGON, County of ) ss.

, 19

Personally appeared and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank Puller

P. O. Box 4

Tehama, CA 96090

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

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

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

All the following described real property situate in Klamath County, Oregon:

A piece or parcel of land situate in the SE $\frac{1}{4}$  of Section 31 Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: Beginning at a 5/8 inch iron pin on the East-West centerline of Section 31 Township 34 South, Range 7 E.W.M., in the West right of way fence line of State Highway No. 422, as the same is presently located and constructed, from which the scribed stone marking the East quarter corner to said Section 31 bears South 89°34'15" East 3,413.95 feet distant; thence North 0°28'15" West along said Westerly highway right of way fence 90.01 feet to the true point of beginning; thence North 89°34'15" West 303.27 feet to a point; thence North 2°39'15" West 120.17 feet to a point; thence South 89°34'15" East 32.05 feet to a 5/8 inch iron pin reference monument; thence South 89°34'15" East 275.80 feet to a 5/8 inch iron pin in said Westerly highway right of way fence; thence South 0°28'15" East along said Westerly highway right of way fence 120.01 feet, more or less, to the true point of beginning.

SUBJECT TO: Taxes for 86-87 which are now a lien but not yet payable; property herein was specially assessed as farm land and all deferred taxes, plus earned interest are due a payable when said reason for the deferment no longer exists; acreage and use limitations under provisions of United States statutes and regulations issued thereunder; regulation, including levies, assessments, water and irrigation rights and easements for ditches and canals of Meadows Drainage District; reservations, conditions and restrictions in Land Status Report recorded September 19, 1960, Vol. 324, page 183, Deed records of Klamath County, Oregon; right of way recorded August 10, 1965, Vol. M65, page 741, Deed records of Klamath County, Oregon; easement for ingress and egress recorded November 10, 1969, Vol. M69, page 9436, Deed records of Klamath County, Oregon and Conveyance of Mineral Rights recorded December 29, 1978, Vol. M78, page 29013, and amended by instrument recorded February 28, 1979, Vol. M79, page 4442, Deed Records of Klamath County, Oregon which conveys a 50% interest in said mineral rights to Unlimited Resources, Inc.

STATE OF CALIFORNIA  
COUNTY OF TEHAMA } ss.

On July 14, 1986 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAY SHARER

personally known to me or proved to me on the basis of satisfactory evidence to be the person \_\_\_\_\_  
whose name IS subscribed to the within instrument and acknowledged that HE executed the same.

WITNESS my hand and official seal.

Signature Jarsha P. Delin

(This area for official notarial seal)

ACKNOWLEDGMENT - Individual

OFFICIAL SEAL  
JAY SHARER  
NOTARY PUBLIC - CALIFORNIA  
TEHAMA COUNTY  
My Comm. Expires Sept. 1987

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 24th day  
of July A.D., 19 86 at 1:52 o'clock P.M., and duly recorded in Vol. M86  
of Deeds on Page 12956

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]