

1-1-74

70954

K-39265  
WARRANTY DEED

Vol. 1187 Page 1613

KNOW ALL MEN BY THESE PRESENTS, That.....STILES ENTERPRISES, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CIRCLE 5 RANCH, INC., an Oregon corporation, 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: A parcel of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows: Beginning at a point in the Easterly right of way fence of the existing county road along the West line of said Section 2, from which point the E $\frac{1}{2}$  corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, bears North 89°07'50" West 27.0 feet and South 0°02'50" West 6148.5 feet distant; thence North 0°02'50" East along said Easterly right of way fence 439.88 feet to a 5/8" iron pin; thence South 89°57'10" East 194.20 feet to a 5/8" iron pin reference monument; thence South 89°57'10" East 3.60 feet to a point; thence South 2°15'20" West 442.96 feet to a 5/8" iron pin; thence North 89°07'50" West 180.8 feet to the point of beginning.

(CONTINUED ON REVERSE)

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROPRIATE USES.

(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, except easements, restrictions, rights of way of record and those apparent on the land.

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 \$ 10,000.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).①(The sentence between the symbols①, 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 29th day of January, 1987; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

ss.

19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STILES ENTERPRISES, INC.

By

Douglas M. Stiles

STATE OF OREGON, County of Klamath ) ss.

January 29th, 1987

Personally appeared Douglas M. Stiles

who, ~~XXXXXX~~ he~~XXXXXX~~ did say that the former is theSecretary-Treasurer ~~XXXXXX~~

XXXXXX of

Stiles Enterprises, Inc.

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:

Notary Public for Oregon

My commission expires:

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Circle 5 Ranch Inc

Benton, Oregon 97623

NAME, ADDRESS, ZIP

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

Circle 5 Ranch Inc.

Benton, Oregon 97623

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

87 JAN 30 PM 4 07

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1614

CONTINUED:

Including all rights and interests in that certain easement between RAFTER NINE CATTLE CO., INC. and STILES ENTERPRISES, INC., dated June 8, 1976, recorded in Volume 76, page 8773 of the records of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 30th day  
of January A.D., 19 87 at 4:07 o'clock P M., and duly recorded in Vol. M87.  
of \_\_\_\_\_ Deeds on Page 1613.

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

*Sam Smith*