

78482

WARRANTY DEED

NEVIN CATTLE CO., Grantor, conveys and warrants to PETER ALAN NEVIN and MALINDA B. NEVIN, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

The real property shown on Exhibit A attached hereto and incorporated herein by reference thereto.

Subject to and excepting:

The exceptions listed on Exhibit B attached hereto and incorporated herein by reference thereto.

The true and actual consideration for this conveyance is \$156,000.

Until a change is requested, all tax statements are to be sent to the following address: Peter & Malinda Nevin, Star Route, Dairy, OR 97625.

DATED this 25 day of August, 1987.

GRANTOR: NEVIN CATTLE CO.

Victor E. Nevin - Pres.
By:

STATE OF OREGON)
County of Jackson) ss.

August 25, 1987

Personally appeared the above named Victor E. Nevin who is the President of NEVIN CATTLE CO. and acknowledged the foregoing document to be executed on behalf of and with authority of the foregoing corporation.

Before me:

Robert E. Hunter
Notary Public for Oregon
My Commission Expires: 5-9-88

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

EXHIBIT AParcel One:

A tract of land situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ of Section 24; thence S. 89°50'59" W., on the South line of said SW $\frac{1}{4}$, 667.27 feet; thence N. 32°43'15" W. 553.75 feet; thence N. 39°20'31" W., 673.59 feet; thence N. 40°51'11" W., 509.84 feet; thence N. 38°27'05" W., 611.58 feet; thence N. 50°32'06" E., 745.27 feet; thence N. 49°57'56" E., 945.70 feet; thence S. 35°15'13" E., 278.40 feet; thence N. 60°16'08" E. 1263.30 feet; thence East, 2195.50 feet to a point on the East line of the NE $\frac{1}{4}$ of said Section 24; thence S. 00°28'06" W. on said East Line 705.98 feet to the Southeast corner of said NE $\frac{1}{4}$; thence S. 00°05'59" E. on the East Line of the SE $\frac{1}{4}$ of said Section 24, 2631.63 feet to the Southeast corner of said SE $\frac{1}{4}$; thence N. 89°51'15" W. on the South Line of said SE $\frac{1}{4}$, 2644.02 feet to the point of beginning containing 293.70 acres.

Parcel Two:

Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian

Section 30: That portion of Lot 3 and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northerly and Easterly of Mitchell Road, SAVING AND EXCEPTING the following parcel:
Beginning at the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 450.0 feet to a point; thence West a distance of 780.0 feet to a point; thence S. 41°00' E. a distance of 235.0 feet, more or less, to a point on the Northerly right of way line of Mitchell Road; thence continuing Southeasterly along the Northeasterly line of Mitchell Road to its intersection with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along said South line to the point of beginning.

EXHIBIT B

- (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1986-87 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
- (2) Liens and assessments of Pine Flat District Improvement Co.
- (3) Right of Way for transmission line, including the terms and provisions thereof, given by Netta Hill Hinkeak, et al., to The California Oregon Power Company, a California corporation, dated April 23, 1951, recorded May 29, 1951, in Volume 247, Page 444, Deed Records of Klamath County, Oregon.
- (4) Road Easement, including the terms and provisions thereof, given by Hankins Farms, Incorporated, an Oregon corporation, to The United States of America, dated January 31, 1961, recorded April 6, 1961, in Volume 328 Page 406, Deed Records of Klamath County, Oregon.
- (5) Joint Use Agreement, by and between Nevin Cattle Company, and Peter A. Nevin and Malinda B. Nevin, dated August 14, 1982, recorded August 19, 1982, in Volume M-82 on Page 10761, records of Klamath County, Oregon.
- (6) Easement for ingress and egress to and from the Mitchell well as disclosed in Deed from Nevin Cattle Company to Peter A. Nevin and Malinda B. Nevin, recorded September 7, 1982, in M-82 on Page 11696, records of Klamath County, Oregon.

Sub:

Peter Nevin

State of Ore, Deed
97025

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of August A.D., 19 87 at 11:31 o'clock A M., and duly recorded in Vol. _____
of Deeds on Page 15281 M87.

FEE \$18.00

Evelyn Biehn,
By _____ County Clerk