

84900

-WARRANTY DEED-

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3049

T. P. PACKING, CO., an Oregon corporation, Grantor, conveys and warrants to SNOWY BUTTE FOODS, INC., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Parcel 1: Starting at quarter corner between Sections 16 and 17 in Township 39 South, Range 9 East of the Willamette Meridian, said point being also the SE corner of Lot 2 in said Section 17; thence West along the South line of said Lot 2, 660 feet; thence North along a line running North and South through the center of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 17 (being Lot 2 of said Section) 811.67 feet, more or less, to the intersection of said North and South line with the Easterly line of the right-of-way of the California Northeastern Railway; thence Northeasterly along the said Easterly line of the right-of-way of said railway 1187.97 feet, more or less, to the intersection of said Easterly line of said railway right of way with the East line of said Section 17; thence South 1797.89 feet, more or less to the point of beginning. Tax Account No.: 3909-1700-800

Parcel 2: Beginning at a point on the South line of Lot 2 of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, 660 feet West of the quarter section corner common to Sections 16 and 17 in said Township and Range, running thence North 811.67 feet to the Southeasterly right-of-way of the California Northeastern Railroad (Southern Pacific Railroad); thence Southwesterly along the right of way of the said Railroad to the South line of said Lot 2; thence East 540 feet, more or less, to the place of beginning. Tax Account No.: 3909-1700-700

Parcel 3: 690 feet off the North side of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. EXCEPTING AND RESERVING THEREFROM a parcel of land lying in the Southwest corner of said tract described as follows: Beginning at the Southwest corner of the land herein described, running thence Easterly along the Southerly line of said tract, 219 feet; thence Northwesterly at an angle of 22 degrees, 562 feet to the Westerly line of said tract; thence Southerly 544 feet to the place of beginning, the same being a triangular tract.

ALSO a portion of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the West line of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, which is 430 feet North of the Southwest corner of the North 20.27 acres of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 17, thence East 44.7 feet; thence North 22 degrees 00' West a distance of 85 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Right of Way; thence

South 33 degrees 29' West along said Right of Way line a distance of 23 feet, more or less, to the West line of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 17; thence South 62 feet, more or less to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed recorded December 19, 1929 in Volume 84, page 314, Deed Records of Klamath County, Oregon

Tax Account No.: 3909-1700-900

SUBJECT TO AND EXCEPTING:

(1) Unpaid real property and personal property taxes; (2) reservations, restrictions, easements and rights of way of record and those apparent upon the land; (3) rules, regulations, liens and assessments of water user and sanitation districts; and (4) Reservations for ditches, subject to the terms and provisions contained in Deeds from J. C. Jarvis to Daisey Premium Company, recorded February 7, 1920 in Volume 52, pages 145 and 145, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is Two Hundred Thousand and No/100ths (\$200,000.00) DOLLARS.

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 use.

Until a charge is requested, all tax statements shall be mailed to Grantee at: 5222 Tingley Lane, Klamath Falls, OR 97603.

DATED this 3rd day of March, 1988.

T. P. PACKING, CO., an Oregon corporation,

By: [Signature]  
President

By: [Signature]  
Secretary

STATE OF OREGON )  
County of Klamath ) ss. March 3rd, 1988.

Personally appeared DALE W. WALDREN, who, being sworn, stated that he is President and BEVERLY WALDREN, who, being sworn stated that she is Secretary of grantor corporation, and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Return to MTC

[Signature]  
Notary Public for Oregon

My Commission expires: 7/13/89

BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 3rd day of March A.D., 19 88 at 2:58 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 3049

FEE \$15.00

Evelyn Biehn, County Clerk  
By [Signature]