

85259

MTC 18-BS-1

WARRANTY DEED

Vol. M88 Page 3628

KNOW ALL MEN BY THESE PRESENTS, That

Wells Fargo Bank as successor -by-merger  
to Crocker National Bank

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Goose Bay Ranch, an assumed business name, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

REFER TO THE LEGALS AS SET FORTH IN THE ATTACHED EXHIBIT "A"

## MOUNTAIN TITLE COMPANY

"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."

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 those  
of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 1.00 plus other  
valuable consideration.  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)  
part of the consideration (indicate which). (The sentence between the symbols ©, 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 3rd day of MARCH, 1988;  
if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by  
order of its board of directors. Wells Fargo Bank as successor-by-merger  
to Crocker National Bank

(If executed by a corporation,  
affix corporate seal)

BY:

STATE OF OREGON, County of CLATSOP, ss.

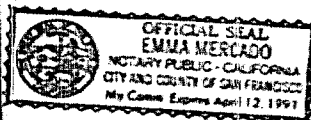
STATE OF OREGON.

STATE OF CALIFORNIA -

COUNTY OF SAN FRANCISCO

On this 3RD day of MARCH, in the  
year 1988, before me EMMA MERCAO, appeared  
MICHAEL B. PEARCE, personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to this instrument as the  
attorney in fact of WELLS FARGO BANK, and acknowledged  
to me that he (she) subscribed the name of WELLS FARGO BANK  
thereto as principal, and his (her) own name as attorney in  
fact.

WITNESS My Hand and Official Seal.



(Notary's Seal)

Wells Fargo Bank  
1540 River Park Drive, Suite 218  
Sacramento, California

GRANTOR'S NAME AND ADDRESS

Goose Bay Ranch  
1249 Miramar Drive  
Fullerton, CA 92631

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

Notary's Signature

STATE OF OREGON,

County of

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

Deputy

By

Order No.: 18435-L

EXHIBIT "A"  
LEGAL DESCRIPTION

All that certain real property situate, lying and being in the County of Klamath, State of Oregon, more particularly described as follows:

In Township 35 South, Range 7 East of the Willamette Meridian:

In Section 30: Lot 19

In Section 31:

Lots 12, 16, 18, 19, lying Southerly and Easterly of the Williamson River, and all of lots 22, 23, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37 and portion of Lots 11, 20, 21, 28, 29 and 38 in Section 31, more particularly described as follows: Beginning at the stone monument marking the section corner common to Sections 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian and to Sections 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 55 3/4' West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North 0 degrees 25' West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South 89 degrees 55 3/4' West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North 0 degrees 55 3/4' West 1271.7 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE 1/16 corner of said Section 31); thence North 0 degrees 25' West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East 1/16 corner on the East-West centerline of said Section 31); thence North 0 degrees 19 3/4' West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North 0 degrees 19 3/4' West 55.0 feet distant; thence South 13 degrees 14 1/2' East 3955.5 feet, more or less, to the true point of beginning.

EXCEPTING that portion of Lot 12, more particularly described as follows: A portion of Lot 12 beginning at the Northeast corner of Lot 12, said Township and Range; thence South 0 degrees 19 3/4' East 55.0 feet to an iron pin; thence North 45 degrees 18 3/4' West 77.8 feet to an iron pin; thence North 89 degrees 40 1/4' East 55.0 feet, more or less, to the point of beginning.

In Township 36 South, Range 7 East of the Willamette Meridian:

In Sections 5 and 8 described as follows:

Beginning at a point on the West line of said Section 5 which bears South 0 degrees 21' 20" East a distance of 644.5 feet from the Northwest corner of said Section 5; thence South 33 degrees 55' 20" East a distance of 4,666.55 feet, more or less, to a point on the North-South center section line of said Section 5, which point bears

North 1 degree 18' 55" East a distance of 723.9 feet from the South one-quarter corner of said Section 5; thence South 1 degree 09' 50" East a distance of 1,768.3 feet to a deep water channel situate on the NW1/4 NE1/4 of said Section 8; thence West a distance of 52.55 feet to a point on the North-South centerline of said Section 8; thence North along said centerline a distance of 1,044.2 feet, more or less, to the Quarter section corner common to said Section 5 and 8; thence west along the South line of said Section 5 to the Southwest corner thereof; thence North along the West line of said Section 5 to the point of beginning. Said parcel being all of Lots 20, 21, 28, 29, 30 and portions of Lots 4, 5, 12, 13, 14, 19, 22, 27 and 31 in Section 5, and portion of the NW1/4 NE1/4 of Section 8.

In Section 6:

All of Section 6, SAVING AND EXCEPTING the North 30 feet of Lot 1 of Section 6, Township 36 South, Range 7 East of the Willamette Meridian, as conveyed by Tulana Farms to Klamath County by deed executed January 11, 1954, recorded January 13, 1954 in Deed Volume 265 at page 50, Deed Records of Klamath County, Oregon.

In Section 7: All of Fractional Section 7

In Section 8:

The N1/2 NW1/4; Lot 1 and that portion of Lot 2 lying Northerly and Westerly of the present shore line of Klamath Lake.

In Township 35 South, Range 7 1/2 East of the Willamette Meridian:

All of Sections 36, lying East of the Williamson River.

In Township 36 South, Range 7 1/2 East of the Willamette Meridian:

That portion of Section 1 and Fractional Sections 2, 11 and 12 lying Northeasterly and Northerly of the shore line of Klamath Lake and Easterly of the Williamson River.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day  
of March A.D. 19 88 at 3:55 o'clock P M., and duly recorded in Vol. M88  
of Deeds on Page 3628.

Evelyn Biehn, County Clerk  
By Pam Smith

FEE \$20.00