



**KLAMATH COUNTY TITLE COMPANY**

**K-41026  
STATUTORY WARRANTY DEED  
(Individual or Corporation)**

PETER JANELLI, JR.

conveys and warrants to BRENDAN CAPITAL CORPORATION, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND APPARENT ON THE LAND.

The true consideration for this conveyance is \$ 68,000.00 (Here comply with the requirements of ORS 93.030\*).

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

DATED this 14th day of March 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Peter Janelli, Jr.  
PETER JANELLI, JR.

Arizona

STATE OF ~~OREGON~~ ARIZONA, County of Yuma )ss.  
The foregoing instrument was acknowledged before me  
this 14th day of March 19 89  
by Peter Janelli, Jr.

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Arleen F. Trevino  
Notary Public for Oregon, Arizona  
My commission expires: Mar. 1, 1990  
After recording return to:  
Brendan Capital Corp.  
815 Washburn Way  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same As Above

THIS SPACE RESERVED FOR RECORDER'S USE

'89 MAR 17 AM 9 19

## EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 39 South, Range 9 East of the Willamette Meridian;

SAVING AND EXCEPTING therefrom the right of way of the Modoc Northern Railway and the F31 Lateral.

ALSO SAVING AND EXCEPTING all that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  lying East of the railroad right of way.

ALSO SAVING AND EXCEPTING beginning at the intersection of the Westerly line of the Central Pacific Railway Co. right of way and the section line common to Sections 22 and 27, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon, being 3444 feet, more or less, East of the section corner common to Sections 21, 22, 27 and 28 of said township and range; thence North 33°16' West 1636 feet, more or less, and parallel to the Central Pacific Railway Company right of way to the North line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 22; thence Westerly on the last said North line 98.02 feet to a point; thence South 33°16' East 1636 feet, more or less, and parallel to the right of way of the said Central Pacific Railway to the section line common to said Sections 22 and 27; thence Easterly along the section line common to said Sections 22 and 27, 98.02 feet, more or less, to the point of beginning, containing 3.00 acres, more or less.

ALSO SAVING AND EXCEPTING A tract of land located in the SW $\frac{1}{4}$  of aforesaid section, township and range, more particularly described as follows: Commencing at the Southwest corner of Section 22; thence South 88°35'22" East along the South boundary of Section 22, 1337.30 feet to a 5/8 inch iron pin; thence North 00°08'23" East 1329.11 feet to a 5/8 inch iron pin for the true point of beginning of this description; thence North 00°08'23" East 6.69 feet to a 5/8 inch iron pin at the Northwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22; thence South 88°54'32" East along the North boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22, 1079.69 feet to a 5/8 inch iron pin located on the Southwesterly boundary of Spring Lake Road; thence South 33°32'11" East along said road boundary, 25.24 feet to a 5/8 inch iron pin; thence South 88°54'26" West along an existing fence line, 34.95 feet to a 5/8 inch iron pin; thence North 88°04'30" West along an existing fence line 1059.11 feet to the true point of beginning, containing 0.363 acre, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day  
of March A.D., 19 89 at 9:19 o'clock AM., and duly recorded in Vol. M89,  
of Deeds on Page 4530.

FEE \$13.00

Evelyn Biehn County Clerk  
By Rauline McCann