



Aspen
TITLE & ESCROW, INC.

#01034965
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Farrell T. Cummings
2338 Reclamation Ave.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN O. HINTZE and WANDA JUNE HINTZE, husband and wife
hereinafter called GRANTOR(S), convey(s) to FARRELL T. CUMMINGS
and CHERYL L. CUMMINGS, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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." *F.T.C. cde*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) As disclosed by
the Tax Roll, the premises herein described have been zoned or
classified for farm use. At any time that said land is
disqualified for such use, the property may be subject to
additional taxes or penalties and interest. 2) Rules,
regulations and statutory powers of Klamath Irrigation District
and Klamath Basin Improvement District. 3) Rights of the public
in and to any portion of the herein described premises lying
within the boundaries of roads or highways. 4) Subject to a
50-foot drainage easement and a 30-foot drainage easement, as
disclosed by Minor Land Partition 28-83. 5) Saving and excepting
from the lands above described that portion conveyed to Klamath
County, Oregon, a public corporation, by deed recorded in Book
157, page 322, Deed Records of Klamath County, Oregon. 6)
Declaration of Conditions and Restrictions, imposed by
instrument recorded June 23, 1981 in Book M-81, page 11374.,
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

Farrell T. Cummings and Cheryl L. Cummings agree to provided
egress and ingress of livestock through the rproperty to the
Hintze's and this agreement will stay with the land indefinitely
or until which time the Hintze's hve sold either the South or
North end of Nuss Lake Ranch.

The true and actual consideration for this transfer is
\$175,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 30th day of May, 1990.

JOHN O. HINTZE

WANDA JUNE HINTZE

STATE OF OREGON, County of Klamath)ss.

On this 31st day of May, 1990.

Personally appeared the above named JOHN O. HINTZE and WANDA
JUNE HINTZE and acknowledged the foregoing instrument to be
Continued on next page

101
21 JUN 1 1990

10018

WARRANTY DEED
PAGE 2

10542

their Voluntary act and deed.

Before me: Marlene P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1998.

EXHIBIT "A" is a map of the land described in this deed, showing the location of the land in relation to the surrounding land.

A tract of land situated in the E1/2 E1/2 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 28, also being the centerline of Crystal Springs Road, from which the Northeast corner of said Section 28 bears South 89 degrees 54 minutes 41 seconds East 457.69 feet; thence along the centerline of a drainage ditch, South 08 degrees 19 minutes 50 seconds West 437.25 feet; South 32 degrees 08 minutes 50 seconds East 525.15 feet; South 08 degrees 27 minutes 56 seconds West 1184.39 feet and South 02 degrees 01 minutes 38 seconds East 713.52 feet to the approximate intersection of said drain and the approximate shore line of Nuss Lake; thence continuing South 02 degrees 01 minutes 38 seconds East 516.99 feet to a point in Nuss Lake; thence North 89 degrees 42 minutes 48 seconds West 850.00 feet to the approximate shore line of Nuss Lake; thence continuing North 89 degrees 42 minutes 48 seconds West 105.87 feet to the centerline of Hill Road; thence along the centerline of Hill Road, North 00 degrees 17 minutes 12 seconds East 580.57 feet, along the arc of a curve to the right (Central angle = 22 degrees 34 minutes 30 seconds and Radius = 477.47 feet) 188.13 feet, North 22 degrees 51 minutes 42 seconds East 87.70 feet, along the arc of a curve to the left (Central angle (= 39 DEGREES 42 MINUTES 10 SECONDS AND RADIUS = 636.61 FEET) Boiler Plate Not 441.14 feet; North 16 degrees 50 minutes 28 seconds West 227.80 feet, along the arc of a curve to the right (Central angle = 17 degrees 10 minutes 00 seconds and Radius = 572.96 feet) 171.67 feet and North 00 degrees 19 minutes 32 seconds East 1611.54 feet to the North line of said Section 28 and the centerline of Crystal Springs Road; thence South 89 degrees 54 minutes 41 seconds East 854.82 feet to the point of beginning.

Tax Acct. No.: 164-3910-2800-100 Key No.: 601502

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day of June A.D., 19 90 at 12:01 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 10541.

FEE \$33.00

Evelyn Biehn, County Clerk
By Pauline Mullins