

16956

MTC 23133-K

WARRANTY DEED

Vol. m90 Page 12943

KNOW ALL MEN BY THESE PRESENTS, That
SYCAN RIVER PARTNERSHIP, a Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
MARGARET C. RAFFER _____, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining; situated in the County of _____, _____ and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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"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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 the foregoing, is \$100.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 880,000.00

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 29 day of June, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

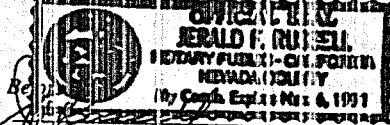
STATE OF CALIFORNIA

XXXXXXXXXXXXXXXXXXXX

County of Clark Nevada ss.
June 29 1930

Personally appeared the above named WILLIAM J. PENDOLA, JR. and MARGARET PENDOLA, Managing Partners of SYCAN RIVER PARTNERSHIP

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.



(OFFICIAL
SEAL) Notary Public for Oregon California
My commission expires: 11-6-91

SYCAN RIVER PARTNERSHIP
by: William J. Pendola, Jr.
by: Margaret R. Pendola
WILLIAM J. PENDOLA, JR. & MARGARET R. PENDOLA
STATE OF OREGON, County of _____) ss.
_____, 19 _____ Managing Partners

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

SILVER RIVER PARTNERSHIP
P.O. Box 1307
Grass Valley, CA 95945

MARGARET C. KAUFER
P.O. Box 2305
Rehnert Park, CA 94927

SAME AS GRANTEE

NAME, ADDRESS

SAME AS GRANTEE

STATE OF OREGON.

I certify that the within instrument 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.

By _____ Recording Officer
Deputy

Order No: 23133-K

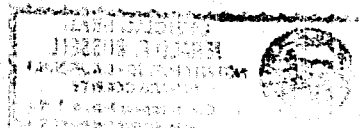
EXHIBIT "A"
LEGAL DESCRIPTION

All the following described real property situated in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

- Section 27: SE1/4 NE1/4
- Section 14: E1/2 NW1/4
- Section 21: S1/2 NW1/4 NE1/4; S1/2 NE1/4; SE1/4; SE1/4 NW1/4; SE1/4 SW1/4; NE1/4 SW1/4; lying East of the center of the main channel of the Sycan River
- Section 22: All
- Section 23: W1/2 W1/2 and all that portion of the NW1/4 NE1/4 and E1/2 NW1/4 lying Westerly of the Westerly right of way line of Indian Service Road S-65.
- Section 26: W1/2 NW1/4; W1/2 W1/2 SW1/4
- Section 27: W1/2; N1/2 NE1/4; N1/2 SE1/4; SW1/4 SE1/4; E1/2 SE1/4 SE1/4
- Section 28: N1/2 NE1/4
- Section 35: N1/2 NW1/4 NW1/4; N1/2 S1/2 NW1/4 NW1/4; SAVING AND EXCEPTING a tract of land situated in the NW1/4 NW1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly line of the of the Godowa Springs Road, said point being North 11 degrees 02' 24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58 degrees 08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5/8 inch iron pin in a fence line; thence South 82 degrees 18' West along said fence line a distance of 192.83 feet to a 5/8 inch iron; thence South a distance of 196.95 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.

Tax Account No: 3512 00000 00900
 3512 00000 04900
 3512 00000 05200
 3512 00000 05300
 3512 00000 05500
 3512 00000 05700
 3512 02300 00800
 3512 02600 00500
 3512 02600 01100
 3512 035B0 00200



STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title co.

on this 2nd day of July A.D. 19 90
 at 9:39 o'clock A.M. and duly recorded
 in Vol. M90 of Deeds Page 12943

Evelyn Biehn County Clerk

By Pauline Muelenbelle

Fee. \$33.00

Deputy.