

19876

Vol. m90 Page 18035

## CORRECTION DEED

K-42364  
WARRANTY DEED

The parties intend that this deed correct a mistake in the legal description contained in that Warranty Deed between the parties recorded July 18, 1990, Instrument No. 17693, Volume M90, Page 14221.

Billee Schrieber, Gene R. Byrnes, James Ray Byrnes Trust, Gene A. Schrieber, Michelle Lenninger (fka Michelle R. Gratz), James M. Byrnes, Shannon Byrnes Van Dyke (fka Shannon G. Byrnes), Grantors, conveys and warrants to Klamath Pacific Corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A, attached hereto and by this reference made a part hereof as though fully set forth herein.

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$400,000.00.

ORS 93.040 requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: "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."

Dated this 21st day of August, 1990.

Billee Schrieber  
Billee Schrieber

Gene R. Byrnes  
Gene R. Byrnes

James Ray Byrnes Trust  
by James R. Byrnes, Trustee  
James Ray Byrnes Trust

Gene A. Schrieber  
Gene A. Schrieber

Michelle Lenninger (fka  
Michelle R. Gratz)

James M. Byrnes

Shannon Byrnes Van Dyke, P.O.A.

Shannon Byrnes Van Dyke

Shannon G. Byrnes (fka  
Shannon G. Byrnes)

KLAMATH PACIFIC CORPORATION

By: [Signature]

Title: pks.

190 SEP 7 PM 3 53

STATE OF Oregon )  
 County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 21st  
 day of August, 1990, by Billee Schrieber.

Debra Buckingham  
 Notary Public for Oregon  
 My commission expires: 12-19-92

STATE OF Oregon )  
 County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 6th  
 day of September, 1990, by Gene R. Byrnes.

Debra Buckingham  
 Notary Public for Oregon  
 My commission expires: 12-19-92

STATE OF Oregon )  
 County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 21st  
 day of August, 1990, by Michelle Lenninger (fka  
 Michelle R. Gratz).

Debra Buckingham  
 Notary Public for Oregon  
 My commission expires: 12-19-92

STATE OF Oregon )  
 County of Klamath ) ss.

On the 21st day of August, 1990, personally  
 appeared Billee Schrieber, who, being duly sworn or affirmed, did  
 say that she is the attorney in fact for Gene A. Schrieber and that  
 she executed the foregoing instrument by authority of and in behalf  
 of said principal; and she acknowledged said instrument to be the  
 act and deed of said principal.

Debra Buckingham  
 Notary Public for Oregon  
 My commission expires: 12-19-92

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STATE OF Oregon )  
County of Klamath ) ss.

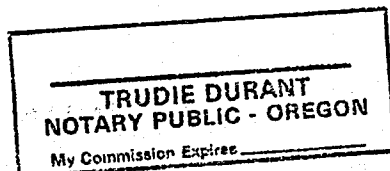
On the 6th day of September, 1990, personally appeared Gene R. Byrnes, who, being duly sworn or affirmed, did say that he is the attorney in fact for James Ray Byrnes Trust, Shannon Byrnes Van Dyke (fka Shannon G. Byrnes) and James M. Byrnes, and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Debra Buckingham  
Notary Public for Oregon  
My commission expires: 12-19-92

STATE OF Oregon )  
County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of Sept., 1990, by Bob Stewart President of Klamath Pacific Corporation, an Oregon corporation, on behalf of the corporation.



Trudie Durant  
Notary Public for  
My commission expires: 4/30/93

After recording, return to:

Klamath Pacific Corporation  
2918 Edison Ave.  
Klamath Falls, OR 97603

Send tax statements to:

Klamath Pacific Corporation  
2918 Edison Ave.  
Klamath Falls, OR 97603

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

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

NE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 18 Township 38 S., R. 9 E.W.M., together with the right of ingress and egress to and from the land hereby conveyed, over and upon the road presently located upon the SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 18, Township 38 S., R. 9 E.W.M., EXCEPTING therefrom that portion reserved to W.D. Miller Construction Company by deed dated October 14, 1958, recorded October 21, 1958, in Volume 305 page 166 Deed Records of Klamath County, Oregon.

SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 18, Township 38 S., R. 9 E.W.M.

A tract of land situated in Lot 1, Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at the northeast corner of said Lot 1; thence North 89° 25' West along the north line of said Lot 1 to the northerly right of way line of The Dalles-California Highway; thence southeasterly along said right of way line to the east line of said Lot 1; thence North 0° 22' East along the east line of said Lot 1 to the point of beginning.

SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 18, Township 38 S., R. 9 E.W.M., LESS area occupied by Highway as described in Book 95 page 181, Deed Records of Klamath County, Oregon containing 0.145 acres, more or less; and EXCEPTING THEREFROM a parcel of land in the southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 18, lying south of a line drawn parallel to and 347.77 feet Northeasterly at right angles from the centerline of the paved surface of Highway 97 as now constructed.

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, said parcel lying between the northeasterly right of way line of The Dalles-California Highway and a line parallel to and 347.77 feet distant northeasterly from the centerline of the The Dalles-California Highway, said parcel being more particularly described as follows: Beginning at a point on the south line of Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, said point also lying on the northeasterly right of way line of The Dalles-California Highway; thence northwesterly along the northeasterly right of way line of The Dalles-California Highway to a 1 $\frac{1}{2}$ " pipe on the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 18, said 1 $\frac{1}{2}$ " pipe being 1068.93 feet south of the northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 18; thence north along the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 18 to a point which lies 347.77 feet northeasterly, when measured at right angles, from the center line of The Dalles-California Highway; thence southeasterly parallel to and 347.77 feet distant from the center line of The Dalles-California Highway to a point on the South line of said Section 18; thence west along the south line of said Section 18 to the point of beginning.

SAVING AND EXCEPTING THE FOLLOWING PARCELS DESCRIBED IN EXHIBITS B AND C.

## EXHIBIT B

Page 1 of 2

## PARCEL 1 - Fee

A parcel of land lying in Lot 1 and in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said subdivisions lying Northeasterly of the existing The Dalles-California Highway and included in a strip of land 100 feet in width, 50 feet on each side of the center line of West Campus Drive which center line is described as follows:

Beginning at Engineer's center line Station 1+25.36, said station being 169.20 feet North and 1402.72 feet West of the Southeast corner of Section 18, Township 38 South, Range 9 East, W.M.; thence North 51° 02' 50" East 262.45 feet; thence on a 1041.74 foot radius curve right (the long chord of which bears North 72° 35' 51.5" East 765.30 feet) 783.65 feet; thence on a spiral curve right (the long chord of which bears South 81° 21' 06" East 149.84 feet) 150.01 feet; thence on an 818.51 foot radius curve right (the long chord of which bears South 47° 14' 59.5" East 799.29 feet) 835.04 feet; thence South 18° 01' 25" East 413 feet; thence on a 1206.23 foot radius curve left (the long chord of which South 53° 36' 26.5" East 1403.79 feet) 1498.26 feet to Engineer's center line Station 40+67.77.

Bearings are based on the Plat of TRACT 1174 - COLLEGE INDUSTRIAL PARK, Klamath County, Oregon, dated September 14, 1979.

The parcel of land to which this description applies contains 3.27 acres, more or less.

## PARCEL 2 - Permanent Easement for Slopes

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 6+00 and 10+00 and included in a strip of land variable in width, lying on the Northwesterly side of said center line which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northwesterly Side of Center Line
6+00		7+00	50 in a straight line to 85
7+00		8+00	85 in a straight line to 80
8+00		9+00	80 in a straight line to 70
9+00		10+00	70 in a straight line to 50

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 8,950 square feet, more or less.

### PARCEL 3 - Permanent Easement for Slopes

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 10+00 and 11+71.46 and included in a strip of land variable in width, lying on the Southerly side of said center line which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Southerly Side of Center Line
10+00		11+71.46	50 in a straight line to 50

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 225 square feet, more or less.

### PARCEL 4 - Permanent Easement for Slopes

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that portion of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  lying Southeasterly of a line at right angles to the center line of West Campus Drive at Engineer's Station 15+00 and included in a strip of land variable in width, lying on the Southwesterly side of said center line which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Southwesterly Side of Center Line
15+00		16+00	50 in a straight line to 60
16+00		20+00	60

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 1,775 square feet, more or less.

## EXHIBIT C

## PARCEL 1 - Fee

A parcel of land lying in Lot 1 of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that property lying between lines at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Stations 69+00.47 and 71+57.36 and included in a strip of land variable in width, lying on the Northeasterly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 62+23.90, said station being 13.30 feet North and 1274.98 feet West of the Southeast corner of Section 18, Township 38 South, Range 9 East, W.M.: thence on a 5729.58 foot radius curve left (the long chord of which bears North 44° 51' 15" West 1320.17 feet) 1323.11 feet; thence North 51° 29' 11" West 952.99 feet to Engineer's center line Station 85+00.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northeasterly Side of Center Line
69+00.47		70+50.44	119.94 in a straight line to 100.01
70+50.44		71+57.36	100.01 in a straight line to 75.04

Bearings are based upon the Oregon Co-ordinate System of 1927, South zone.

The parcel of land to which this description applies contains 2,832 square feet, more or less, outside of the existing right of way.

## PARCEL 2 - Fee

A parcel of land lying in Lot 1 of Section 18, Township 38 South, Range 9 East, W.M., Klamath County, Oregon; the said parcel being that property lying between lines at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Stations 74+50.41 and 79+00 and included in a strip of land variable in width, lying on the Northeasterly side of said center line, which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Northeasterly Side of Center Line
74+50.41		76+50	74.97 in a straight line to 75
76+50		78+00	75 in a straight line to 100
78+00		79+00	100 in a straight line to 50

The parcel of land to which this description applies contains 17,008 square feet, more or less, outside of the existing right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 7th day of Sept. A.D., 19 90 at 3:53 o'clock PM., and duly recorded in Vol. M90, of Deeds on Page 18035.  
 Evelyn Biehn County Clerk  
 By Pauline Muelendore

FEE \$35.00