

21060

ALL MEN BY THESE PRESENTS, KNOW ALL MEN BY THESE PRESENTS, that I, JOHN W. SUTFILL, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situate in the County of Klamath and State of Oregon, described as follows, to-wit:

THE LEGAL DESCRIPTION ON REVERSE HEREOF IS MADE A PART HEREOF BY THIS REFERENCE.

Subject to: Real Estate Contract recorded February 17, 1988 dated February 12, 1988 in Volume 188, at page 2240, Microfilm Records of Klamath County, Oregon between State of Oregon, represented and acting by the Director of Veterans' Affairs and John W. Sutfill. Grantee named herein hereby agree to assume and pay in full this Contract of Sale.

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 seised in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00.

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In witnessing said deed and where the context so requires, the singular includes the plural and all grammatical changes shall be deemed to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of October, 1990; If in person grantor, it has caused to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

John W. Sutfill
John W. Sutfill

STATE OF OREGON
County of Klamath
1990

Personally appeared the above named
John W. Sutfill

and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me: *Debbie J. Olson*
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

STATE OF OREGON, _____ ss.
County of _____
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

John W. Sutfill	BR 70, Box 750	Elkhart, OR 97630
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633
Modesto A. and Irma A. Valencia	4211 E. Riverside Dr.	Elkhart Falls, OR 97633

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North 89 degrees 30' East a distance of 470.9 feet from the North quarter corner of said Section 25; thence North 89 degrees 30' East along the North line of said Section 25 a distance of 134 feet; thence South 0 degree 27' East a distance of 361.0 feet; thence South 89 degrees 33' West a distance of 134.0 feet; thence North parallel to the East line thereof a distance of 361 feet, more or less, to the point of beginning.

Tax Account No: 3909 025AO 02200

PARCEL 2:

A tract of land situated in the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North 89 degrees 30' East a distance of 604.9 feet from the North quarter corner of said Section 25; thence continuing Northeasterly on the same line a distance of 170 feet; thence South 0 degree 27' East a distance of 710.8 feet; thence South 89 degrees 30' West a distance of 304 feet; thence North 0 degree 27' West a distance of 349.5 feet to the Southwest corner of Parcel 1; thence North 89 degrees 30' East a distance of 134.0 feet; thence North 0 degree 27' West a distance of 361 feet to the point of beginning.

Tax Account No: 3909 025AO 02100

PARCEL 3:

A portion of the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 89 degrees 30' East 215.9 feet and South 0 degree 27' East 710.3 feet from the North quarter corner of said Section and running thence South 0 degree 27' East 192 feet to the North line of the Great Northern Railway right-of-way; thence Southeasterly along said right-of-way a distance of 117.0 feet; thence North 89 degrees 30' East a distance of 281.2 feet; thence North 0 degree 27' West 276.3 feet; thence South 89 degrees 30' West a distance of 370 feet, more or less, to the point of beginning.

Tax Account No: 3909 025AO 02700

20111

PARCEL 4:

A tract of land situated in the NW1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right-of-way line of the County Road, which point is South 89 degrees 33' West 1894.3 feet and North 0 degree 27' West 30 feet from the iron axle which marks the Southeast corner of the NE1/4 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0 degree 27' West 276.3 feet; thence South 89 degrees 33' West 454.9 feet; thence South 47 degrees 55' East 408.7 feet; thence North 89 degrees 33' East 153.7 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the Easterly 153.7 feet thereof.

Tax Account No: 3909 02570 02800

TOGETHER WITH a right of way for roadway purposes 60 feet in width along the Westerly line of property described in deed 307, page 229, Deed Records of Klamath County, Oregon, from said County Road to a point 301.5 feet South from the North line of said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 4th day
of _____ Oct. _____ A.D., 19 90 at 2:45 o'clock _____ P.M., and duly recorded in Vol. _____
of _____ Deeds _____ on Page 20109

FEE \$33.00

Evalyn Biehn County Clerk

By Pauline Mulendore