



KLAMATH COUNTY TITLE COMPANY

K-42453

STATUTORY WARRANTY DEED
 (Individual or Corporation)

HAROLD BEAUBIEN AND LAURA M. BEAUBIEN

Grantor.

MIKI CORPORATION, an Oregon corporation

Grantee.

 conveys and warrants to _____
 the following described real property in the County of Klamath and State of Oregon.

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:

 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 \$ 600,000.00 (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 29th day of October 19 90. If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

Harold Beaubien
 HAROLD BEAUBIEN

Laura M. Beaubien
 LAURA M. BEAUBIEN

 STATE OF OREGON, County of Klamath) ss.

 The foregoing instrument was acknowledged before me
 this 29th day of October 19 90
 by Harold Beaubien and
Laura M. Beaubien

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____) ss.

 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____ and
 by _____
 by _____
 of _____
 a corporation, on behalf of the corporation.

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

 Notary Public for Oregon
 My commission expires:

After recording return to:

 Miki Corporation
 c/o T. Hirata
 2435 Corvallis
 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

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

Township 40 South, Range 9 East of the Willamette Meridian:

Section 9: NE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$; and all that portion of the S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying East of the C-4-H Lateral of the United States Reclamation Service.

Section 10: W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$ and W $\frac{1}{2}$ NW $\frac{1}{4}$
EXCEPTING THEREFROM: Beginning at the Southeast corner of the SW $\frac{1}{4}$ of said Section 10; thence West 1320 feet; thence North 570 feet; thence North 58°30' East 480 feet; thence East 260 feet; thence North 76°30' East 660 feet; thence South 980 feet to the point of beginning;

AND FURTHER EXCEPTING that portion of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian lying North of the South line of the Wilbur C. Harnsberger, Jr., tract described in Volume M72 page 1423, and lying Easterly of the existing drain #20 running in a Northerly direction.

ALSO EXCEPTING therefrom all of that portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly of the C-4-H Lateral of the United States Reclamation Service.

AND FURTHER EXCEPTING A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a $\frac{1}{4}$ inch iron pin at the intersection of the south right of way line of Cross Road and the easterly right of way line of the U.S.B.R. No. 20 Drain, from which the northwest corner of said Section 10 bears North 14°25' West 30.95 feet and South 89°50'30" West 474.41 feet; thence North 89°50'30" East along said south right of way line 559.13 feet to a $\frac{1}{4}$ inch iron pin; thence South 2°11'22" East 362.03 feet to a $\frac{1}{4}$ inch iron pin; thence South 83°15'15" West 342.80 feet to a $\frac{1}{4}$ inch iron pin; thence South 88°8'10" West 92.26 feet to a $\frac{1}{4}$ inch iron pin on the easterly right of way line of said U.S.B.R. No. 20 Drain; thence along said easterly right of way line North 26°56' West 162.46 feet to a $\frac{1}{4}$ inch iron pin, and North, 14°25' West 268.03 feet to the point of beginning, with bearings based on the survey of Parcel 1 of Minor Land Partition No. 79-135, as recorded in the office of the Klamath County Surveyor, Klamath County, Oregon.

AND FURTHER EXCEPTING that portion deeded to Klamath Irrigation District in Volume 69 page 366, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day of Oct. A.D., 19 90 at 3:48 o'clock P.M., and duly recorded in Vol. M90, of Deeds on Page 21815.

Evelyn Biehn . County Clerk
By Quinn M. Mendenhall

FEE \$33.00