

23462

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MALIN GRAIN & FEED CO., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Scott L. Runels and Margie B. Runels, husband and wife, hereinafter called the grantee, does 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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

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 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 275,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.)

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 3rd day of December, 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 OREGON,)
County of Klamath) ss.
_____, 19

Personally appeared the above named _____

Chris Kandra President
Chris Kandra, President

* Craig Fleck Sec/Treas.
Craig Fleck, Sec.-Treas.

_____ and
to be _____
Before me:

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this
December 19 90, by Chris Kandra
president, and by Craig Fleck
secretary of

MALIN GRAIN & FEED CO.
an Oregon corporation, on behalf of the corporation

Notary Public for Oregon Justin G. Redd
My commission expires: 11/16/91 (SEAL)

STATE OF OREGON,

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

Malin Feed & Grain Co. ,
P.O. Box 438
Malin, OR 97632

GRANTOR'S NAME AND ADDRESS

Scott L. Runels & Margie B. Runels
HC63 Box 305
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

PARCEL A: Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which lies East a distance of 275 feet from the Southwest corner of said NW1/4 of the NE1/4 of Section 21, and which point is also on the Easterly right of way line of the Great Northern Railroad, and running thence; Continuing East along the South line of the NW1/4 of the NE1/4 of said Section, Township and Range, a distance of 1031.6 feet to a point; thence North parallel to the West line of the NW1/4 of the NE1/4 of said Section 21, a distance of 844.5 feet to a point; thence West parallel to South line of the NW1/4 of the NE1/4 of said Section 21, a distance of 1031.6 feet to a point on the Easterly right of way line of the Great Northern Railroad; thence South along the Easterly right of way line of the Great Northern Railroad, and parallel to the Westerly line of the NW1/4 of the NE1/4 of said Section 21, a distance of 844.5 feet, more or less, to the point of beginning, said tract being in the NW1/4 of the NE1/4 of said Section 21;

SAVING AND EXCEPTING that certain parcel of land deeded by Acme Packing & Provision Company, Inc., a Washington corporation to Great Northern Railway Company by deed recorded June 19, 1942, in Book 148, page 114, Deed Records of Klamath County, Oregon, described as follows:

All that portion of the NW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying within 12.5 feet on the Westerly side and 8.5 feet on the Easterly side both at right angles from the following described center line and said center line produced 8.5 feet of a proposed spur tract. Commencing at a proposed Headblock in the center line of the maintrack of the right of way of the Great Northern Railway Co. as now constructed and operated, distant there along 2,082 feet, more or less, from its intersection with the North line of said Section 21; thence Northerly along a No. 11 Turnout curve to the right through an angle of 5 degrees 12', a distance of 90 feet; thence Northeasterly and tangent 100.4 feet; thence Northeasterly along a 6 degree curve to the right through an angle of 23 degrees 00' 30" a distance of 383.5 feet; thence along a 7 degrees 30' curve to the left through an angle of 28 degrees 12' 30" a distance of 376.1 feet, more or less, to a point distance 12.5 feet at right angles Easterly of the Easterly margin of the right of way or lands of the said Railway Co.; thence Northerly and parallel with said Easterly margin 618.5 feet to the end of this description, except right of way or lands of the said Railway Company.

PARCEL B:

Farm Unit "D" or the Lot 2 and the SW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, except those portions deeded to the Great Northern Railway Company, a corporation, recorded in Book 95, page 198, Deed Records of Klamath County, Oregon, on December 4, 1931; and that portion recorded in Book 97, page 471, Deed Records of Klamath County, Oregon, on June 17, 1932.

PARCEL C:

The NE1/4 NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and NW1/4 NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian LESS 6.33 acres to Great Northern Railway Company described in Deed recorded in Volume 95, page 557, Deed Records of Klamath County, Oregon and LESS 20 acres, more or less, to Acme Packing Company described in Deed recorded in Volume 146, page 426, Deed Records of Klamath County, Oregon, all being part of Government Lot "A", Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of Dec. A.D., 19 20 at 12:12 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 24339

Evelyn Biehn County Clerk

By Pauline Mulender

FEE \$33.00