

23540

WARRANTY DEED

Vol. m90 Page 24467

KNOW ALL MEN BY THESE PRESENTS, That Gordon A. Quimby and Sandra D. Quimby, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bulk Manufacturing Co., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

A parcel of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of The Dalles-California Highway and the South line of said Section 1, said point being South 89°56' West a distance of 17.90 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46°09' West along the centerline of said highway a distance of 356.00 feet; thence North 17°48' West a distance of 63.18 feet to the intersection of the Southwesterly bank of the Enterprise Irrigation District canal and the Northeasterly right-of-way line of said highway; thence North 17°48' West (For continuation of this document, see reverse side of this deed.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$90,176.02

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols \textcircled{D} , if not applicable, should be deleted. See ORS 93.030.)

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 26 day of October, 1978; 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.

(If executed by a corporation, affix corporate seal)

Gordon A. Quimby
Sandra D. Quimby

STATE OF OREGON, }
County of MULTNOMAH } ss.
October 26, 1978

Personally appeared the above named Gordon A. Quimby and Sandra D. Quimby, husband and wife,

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

Notary Public for Oregon
My commission expires 3-14-79

STATE OF OREGON, County of _____ ss.
_____, 19____

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 _____

a corporation, 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James Mosurak
587 Scarlet Cr.
Medford, Or. 97504
NAME, ADDRESS, ZIP

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

James Mosurak
Same
NAME, ADDRESS, ZIP

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.

Recording Officer
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

along the right-of-way line of the canal 358.00 feet to the true point of beginning of the description; thence South 43° 51' West 170.00 feet to the Northeasterly right-of-way line of the State Highway; thence North 46° 09' West along the highway right-of-way 110.00 feet; thence North 43° 51' East 209.77 feet to the Southerly right-of-way line of the irrigation canal; thence South 07° 58' West along the canal right-of-way 49.08 feet; thence South 17° 48' East along the canal right-of-way line 92.3 feet to the point of beginning, less any land lying inside the State Highway right-of-way.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Terms and provisions contained in deed from Ernest E. Wallin, also known as Ernest Wallin, to the State of Oregon, by and through its State Highway Commission, dated April 26, 1972, recorded May 1, 1972, in Volume M-72, page 4624, Microfilm records of Klamath County, Oregon.
3. Indenture of Access, including the terms and provisions thereof by and between Ernest E. Wallin and the state of Oregon, dated May 29, 1973, recorded June 7, 1973, in Volume M-73, page 6987, Microfilm records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Mosurak the 10th day of Dec. A.D., 19 90 at 2:46 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 24467

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullendare

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