

26863

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MR 24684DN
AFTER RECORDING, RETURN TO:

UNTIL FURTHER NOTICE, ALL TAX
STATEMENTS SHOULD BE SENT TO:

Anadromous, Inc.
Attn: George B. Heilig
c/o Hill, Huston, Cable,
Ferris & Haagensen
1001 S.W. Fifth Avenue
Suite 2000
Portland, Oregon 97204

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Suite 2000
Portland, Oregon 97204

Statutory Warranty Deed

91 MAR 12 PM 4 13
Randy Sparacino and Cynthia Sparacino (jointly and severally Grantor), hereby convey and warrant to Anadromous, Inc., a Washington corporation ("Grantee") that certain real property described on the attached Exhibit 1, free of encumbrances except as listed on the attached Exhibit 2 (the "Permitted Encumbrances"), both of which exhibits are a part of this deed.

The true consideration for this conveyance is Seven Hundred Seventy-Three Thousand and No/100 Dollars (\$773,000.00).

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.

IN WITNESS WHEREOF, this deed is executed this 12th day of
March , 1991.

Randy Sparacino
Randy Sparacino

Cynthia Sparacino
Cynthia Sparacino

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on March 12th,
1991 by Randy Sparacino.

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on March 12th,
1991 by Cynthia Sparacino.

Dana M. Nielsen
Notary Public for Oregon
My Commission expires: _____
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 1/20/94

Dana M. Nielsen
Notary Public for Oregon
My Commission expires: _____

Dana M. Nielsen
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 1/20/94

EXHIBIT 1

4456

Legal Description

Parcel 1:

The Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter, Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

All of that portion of the Northeast Quarter of the Northwest Quarter of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, which lies East of Fort Creek and which lies North of the creek known as Short Creek, which creek runs from the Northeast corner of said forty in a Southwesterly direction into Fort Creek.

Parcel 3:

A strip of land located in the Southwest Quarter of the Southwest Quarter of Section 23, Township 33 South, Range 7-1/2 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 23, Township 33 South, Range 7-1/2 East, Willamette Meridian, from which point a 5/8" rebar with aluminum cap marking the Southwest 1/16 corner of said Section 23 as set during R.O.S. No. 3749 bears North 00°04'11" West 350.00 feet; thence South 89°55'49" West 8.00 feet; thence South 00°04'11" East 338.00 feet; thence North 89°55'49" East 8.00 feet to a point on the east line of said Southwest Quarter of the Southwest Quarter; thence along said East line North 00°04'11" West 338.00 feet to the point of beginning, containing .06 acres, more or less.

Parcel 4:

A perpetual, non-exclusive easement that benefits Parcels 1, 2 and 3 above for ingress and egress to and from Oregon State Highway 62 by means of a piece or parcel of land situate in the Southwest Quarter of the Southwest Quarter of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A strip of land 30.0 feet in width for roadway purposes, being 15.0 feet on either side of the following described centerline: Beginning at a point on the West line of the Southeast Quarter of the Southwest Quarter of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, from which the Northwest corner of said Southeast Quarter of the Southwest Quarter bears North 0°34' West 203.0 feet distant; thence North 78°25' West 6.1 feet to an iron pin reference monument in the existing North-South fence; thence North 78°25' West 262.4 feet, more or less to an iron pin in the easterly right-of-way fence of State Highway No. 62, as the same is presently located and constructed.

EXHIBIT 2

Permitted Exceptions

1. Reservations, subject to the terms and provisions thereof, as reserved in Patent to Mildred Lenz Garrett, recorded June 19, 1953 in Book 261, page 392, Deed Records of Klamath County, Oregon. (Reference is made to the document for particulars.)

2. Reservations, subject to the terms and provisions thereof, as set forth in Deed from Polly Miller to Joyce Ruby Miller, et al., recorded December 22, 1958 in Volume 308, page 85, Deed Record of Klamath County, Oregon. (Reference is made to the document for particulars.)

3. Reservations, subject to the terms and provisions thereof, as set forth in Land Status Report, recorded December 22, 1958 in Book 308, page 87, Deed Records of Klamath County, Oregon. (Reference is made to the document for particulars.)

4. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the ordinary high water mark of Fort Creek or Short Creek, including any ownership rights which may be claimed by the State of Oregon below the ordinary high water mark.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of March A.D., 19 91 at 4:13 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 4454.

FEE \$48.00

Evelyn Biehn, County Clerk

By *Pauline Mullendore*