

38186

#04037112
WARRANTY DEED

AFTER RECORDING RETURN TO:
CIRCLE C TRUCK BROKERAGE, INC.
P.O. Box 49
Malin, Oregon 97632

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RODNEY R. LYON and MARIE M. LYON, husband and wife, hereinafter
called GRANTOR(S), convey(s) to CIRCLE C TRUCK BROKERAGE, INC.,
an Oregon corporation, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenant(s),
conditions, restrictions, reservations, rights, rights of way
and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$200,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of November, 1991.

Rodney R. Lyon
RODNEY R. LYON

Marie M. Lyon
MARIE M. LYON

STATE OF OREGON, County of KLAMATH ss.

On December 2, 1991, personally appeared the above named
RODNEY R. LYON AND MARIE M. LYON and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Darlene D. Aldington
Notary Public for OREGON

My Commission Expires: MARCH 22, 1993

91 DEC 4 AM 10 45

A parcel of land located in portions of Government Lots 7 and 11 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of Minor Partition No. 66-84 from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears South 89 degrees 43' 05" East 422.77 feet and North 71 degrees 09' 10" East 2846.75 feet; thence North 00 degrees 29' 05" West 376.14 feet; thence South 89 degrees 43' 05" East 187.50 feet; thence South 00 degrees 29' 05" East 376.14 feet; thence North 89 degrees 43' 05" West 187.50 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement appurtenant for vehicular access and egress, and for an underground water delivery service across the Northerly and Easterly 30 feet of the following described parcel:

A parcel of land located in a portion of Government Lot 7 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears North 71 degrees 09' 10" East 2846.75 feet; thence North 89 degrees 43' 05" West 235.27 feet; thence North 00 degrees 29' 05" West 376.14 feet; thence South 89 degrees 43' 05" East 235.27 feet to a point on the centerline of an existing drain ditch, said point being the Northeast corner of Parcel 2 of Minor Partition No. 66-84; thence South 00 degrees 29' 05" East 376.14 feet to the point of beginning.

CODE 16 MAP 4112-1600 TL 1800

R.L. ML.
JC LC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day
of Dec. A.D., 19 91 at 10:45 o'clock A. M., and duly recorded in Vol. M91,
of Deeds on Page 25297.
Evelyn Biehn County Clerk
By Roseline Mulholland

FEE \$33.00