

MTC 26925

1-1-74

WARRANTY DEED

Vol. 1992 Page 2358

43226

KNOW ALL MEN BY THESE PRESENTS, That WILLOW VALLEY LAND AND CATTLE COMPANY A PARTNERSHIP CONSISTING OF REULAND ELECTRIC COMPANY AND NOEL C. REULAND hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REULAND ELECTRIC COMPANY DBA WILLOW VALLEY LAND & CATTLE 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:

SEE ATTACHED EXHIBIT A BY THIS REFERENCE MADE A PART HERETO.

(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

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 \$ 350,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 6TH day of MARCH, 19 92; 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.)

INDIVIDUAL ACKNOWLEDGMENT

State of California }
 County of Los Angeles } ss.

On this the 20 day of March, 19 92 before me,
Hilda Gonzalez
 the undersigned Notary Public, personally appeared

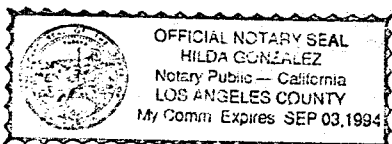
NOEL REULAND

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) NOEL REULAND subscribed to the within instrument, and acknowledged that NE executed it.

WITNESS my hand and official seal.

Hilda Gonzalez
 Notary's Signature



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

© NATIONAL NOTARY ASSOCIATION - 8236 Rammet Ave. - P.O. Box 7184 - Canoga Park, CA 91304-7184

SOUTH VALLEY STATE BANK
801 MAIN ST
KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

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

17969 E RAILROAD STREET
INDUSTRY, CA 91749
 NAME, ADDRESS, ZIP

RECORDER'S USE

File/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

By _____
 Recording Officer
 Deputy

92 APR 6 PM 2 25

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1

In Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 17: W1/2 SW1/4
 Section 18: That portion of the E1/2 SE1/4 lying East of the County Road
 Section 19: That portion of the E1/2 E1/2 lying East of the County Road
 Section 20: NW1/4, and the S1/2 EXCEPT that portion lying Westerly and Southwesterly of the County Road.
 Section 28: W1/2, and the SW1/4 SE1/4 EXCEPT that portion described in Deed Volume 275, page 473.
 Section 29: N1/2, and the NE1/4 SW1/4, and the SE1/4 EXCEPT that portion described in Deed Volume 275, page 473.
 Section 32: NE1/4, EXCEPT that portion described in Deed Volume 275, page 473.
 Section 33: W1/2, and the W1/2 E1/2 EXCEPT that portion described in Deed Volume 275, page 473.

In Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: All, EXCEPT Government Lot 1
 Section 4: All, EXCEPT that portion lying South of the County Road.
 Section 5: Government Lot 1, and the SE1/4 NE1/4
 Section 9: N1/2 NE1/4 EXCEPT that portion lying South of the County Road.
 Section 10: N1/2 NW1/4 EXCEPT that portion lying South of the County Road.

PARCEL 2

In Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 33: E1/2 SE1/4
 Section 34: SW1/4 SW1/4

In Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: Government Lot 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
 of April A.D., 19 92 at 2:25 o'clock P.M., and duly recorded in Vol. M92,
 of Deeds on Page 7358.

Evelyn Biehn - County Clerk
 By Pauline Miller

FEE \$35.00