



## KLAMATH COUNTY TITLE COMPANY

K-44546  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

J. ANTHONY GIACOMINI

conveys and warrants to CRAIG I. QUICK AND PAMELA JEANNE QUICK, HUSBAND AND WIFE, WITH THE Grantor.  
RIGHT OF SURVIVORSHIP. Grantee.

the following described real property in the County of KLAMATH and State of Oregon.

A TRACT OF LAND SITUATED IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 11 E.W.M., KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5, BEING THE INTERSECTION OF STATE HIGHWAY NO. 39 AND MALONE ROAD AND MARKED BY 5/8" IRON PIN WITH A TRU-LINE SURVEYING PLASTIC CAP IN MONUMENT CASE; THENCE N. 89°46'00" E., ALONG THE SOUTH LINE OF SAID SECTION 5, 241.25 FEET; THENCE NORTH 30.00 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE CONTINUING NORTH 910 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE, 239 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SECTION 5; THENCE S. 00°08'07" W. 941.37 FEET TO THE POINT OF BEGINNING, INCLUDING THE AREA WITHIN SAID MALONE ROAD AND STATE HIGHWAY NO. 39.

RESERVING A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR THE LOCATING, ESTABLISHING, CONSTRUCTING AND MAINTAINING A DITCH OR DITCHES FOR IRRIGATION AND DRAINAGE PURPOSES. THE EASEMENT HEREBY RESERVED SHALL INCLUDE SUCH RIGHTS OF ENTRY UPON, PASSAGE OVER, AND SUCH OTHER RIGHTS AS MAY BE NECESSARY OF USEFUL. THE RESERVED EASEMENT IS FOR THE BENEFIT OF THE FOLLOWING DESCRIBED REAL PROPERTY.

THAT PORTION OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ , THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  AND THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, T 41 S, R 11 E.W.M., KLAMATH COUNTY, OREGON, LYING SOUTHERLY OF THE BURLINGTON NORTHERN RAILROAD EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCEL. THE BENEFITED PARCEL CONTAINS 78 ACRES, MORE OR LESS, INCLUDING THE AREA IN DODD'S HOLLOW ROAD AND STATE HIGHWAY NO. 39.

This property is free of liens and encumbrances, EXCEPT:

## SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

TERMS AND CONDITIONS OF SPECIAL ASSESSMENT AS FARM USE AND THE RIGHT OF KLAMATH (Continued Reverse side)

The true consideration for this conveyance is \$ 85,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 23RD day of NOVEMBER 19 92. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*J. Anthony Giacomini*  
 J. ANTHONY GIACOMINI

STATE OF OREGON, County of Klamath ss.  
 The foregoing instrument was acknowledged before me  
 this 23rd day of November 19 92  
 by J. ANTHONY GIACOMINI

CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

*Debra B. Bingham*  
 Notary Public for Oregon  
 My commission expires: 12-19-92

Notary Public for Oregon  
 My commission expires:

After recording return to:

Mr. & Mrs. Craig I. Quick  
 P.O. Box 310  
 Malin, Oregon 97632

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Craig I. Quick  
 P.O. Box 310  
 Malin, Oregon 97632

THIS SPACE RESERVED FOR RECORDER'S USE



27969

COUNTY, OREGON, TO ADDITIONAL TAXES, PLUS INTEREST, IN THE EVENT SAID USE SHOULD BE CHANGED, WHICH OBLIGATIONS GRANTEE ASSUMES AND AGREES TO PAY AND PERFORM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 25th day  
of Nov. A.D., 19 92 at 9:26 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 27968.

Evelyn Biehn County Clerk

FEE \$35.00

By Quilley M. Muelenbaker