

WARRANTY DEED
MTC 29512-KR

KNOW ALL MEN BY THESE PRESENTS, That FRANCES M. DENNIS, TRUSTEE OF THE DENNIS LOVING TRUST DATED OCTOBER 14, 1991; ERNEST E. DENNIS; DIANE F. TAYLOR AND CAROLYN J. JOHNSON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G BAR W LAND AND CATTLE CO., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

RESERVING unto the Grantors named herein their heirs, successors and assigns an easement for ingress and egress over the existing roadway from the public road running North and South through Section 18, Township 30 South, Range 11 East of the Willamette Meridian to the Cemetery situate in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO RESERVING unto the Grantors named herein their heirs, successors and assigns the perpetual right to visit and use the cemetery located on property described above. "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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land 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 \$1.00 and other valuable consideration.

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 14th day of May, 19 93; 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.

STATE OF OREGON,)
County of Klamath) ss.
May 14, 19 93.

Personally appeared the above named ERNEST E. DENNIS for himself and as attorney-in-fact for CAROLYN J. JOHNSON, DIANE F. TAYLOR & FRANCES M. DENNIS, TRUSTEE OF THE DENNIS LOVING TRUST DATED OCTOBER 14, 1991 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



THE DENNIS LOVING TRUST DATED OCTOBER 14, 1991

by: Frances M. Dennis, Trustee
Ernest E. Dennis
Diane F. Taylor
Carolyn J. Johnson
by Ernest E. Dennis
her attorney-in-fact

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

THE DENNIS LOVING TRUST et al

5300 S. Etna
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

G BAR W LAND AND CATTLE CO., an Oregon corporation
1059 Crews Rd.
Medford, OR 97501
GRANTEE'S NAME AND ADDRESS

After recording return to:
G BAR W LAND AND CATTLE CO.
1059 Crews Rd.
Medford, OR 97501
NAME, ADDRESS, ZIP

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

G BAR W LAND AND CATTLE CO.
1059 Crews Rd.
Medford, OR 97501
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/rect number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The E1/2 SW1/4 and Government Lots 3 and 4, Section 18, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The NW1/4, NE1/4 SW1/4 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

A parcel of land being situated in the SE1/4 of the SE1/4 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which corner is established by a brass hub installed by survey in the year 1979; thence North 100 feet, thence West 100 feet, thence South 100 feet, thence East 100 feet to the point of beginning.

PARCEL 4

The S1/2 of Section 13, EXCEPTING THEREFROM a parcel of land being situated in the SE1/4 of the SE1/4 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which corner is established by a brass hub installed by survey in the year 1979; thence North 100 feet, thence West 100 feet, thence South 100 feet, thence East 100 feet to the point of beginning.

PARCEL 5

The SE1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 of the NE1/4, the SE1/4 of the NE1/4, the E1/2 of the SW1/4 of the NE1/4 and the N1/2 of the NE1/4 of the SE1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

AND also, a parcel of land lying North and East of the Williamson River in the NE1/4 of the SW1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 14, said point lying in the fence corner and being South 89 degrees 28' East 2634.4 feet from the stone marking the West 1/4 corner of said Section 14; thence South 0 degrees 01' East along the North-South fence line and the extension thereof 1088.3 feet to the Northeast bank of the Williamson River; thence following said bank;
 North 17 degrees 25' West 151.3 feet; North 1 degrees 37' West 190.4 feet;
 North 61 degrees 19' West 91.4 feet; South 62 degrees 25' West 80.2 feet;
 North 31 degrees 32' West 157.3 feet; North 89 degrees 59' West 168.3 feet;
 North 6 degrees 25' East 181.5 feet; North 64 degrees 51' West 125.9 feet;
 North 31 degrees 01' East 186.8 feet; North 27 degrees 02' West 226.1 feet;
 North 52 degrees 52' East 36.9 feet to the North line of said NE1/4 SW1/4 of Section 14, it being on the East-West fence line; thence South 89 degrees 28' East along the North line of the SW1/4 of said Section 14, along said fence line 523.0 feet, more or less, to the point of beginning.

PARCEL 6

The NW1/4 of Section 24, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the SE1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The NE1/4 and the SW1/4 of Section 24, Township 30 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
 of May A.D., 19 93 at 3:55 o'clock P M., and duly recorded in Vol. M93
 of Deeds on Page 10944.

FEE \$40.00

Evelyn Biehn County Clerk
 By Pauline Neelander