

WARRANTY DEED  
MTC 30215-KRKNOW ALL MEN BY THESE PRESENTS, That  
RATLIFF POTATO CO., INC., an Oregon Corporationhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
BEVERLY A. BACUS, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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 those of

record and those apparent upon the land, if any, as 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 \$ 30,000.00.

<sup>1</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). <sup>1</sup>(The sentence between the symbols<sup>1</sup>, if not applicable, should be deleted. See ORS 93.030.)

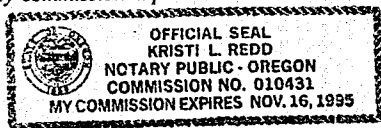
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of July, 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 \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:STATE OF OREGON, County of Klamath ) ss.The foregoing instrument was acknowledged before me this  
July 9, 19 93, by PAT RATLIFFpresident, and by MICHELLE RATLIFF

secretary of

RATLIFF POTATO CO., INC.  
an Oregon \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 11/16/95 (SEAL)RATLIFF POTATO CO., INC.24221 STATELINE ROADMALIN, OR 97632

GRANTOR'S NAME AND ADDRESS

BEVERLY A. BACUS11835 LOWER LAKE RD.MERRILL, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

BEVERLY A. BACUS11835 LOWER LAKE RD.MERRILL, OR 97633

NAME, ADDRESS, ZIP

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

BEVERLY A. BACUS11835 LOWER LAKE RD.MERRILL, OR 97633

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/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

MTC Number: 30215-KR

## LEGAL DESCRIPTION

## PARCEL 1

A parcel of land situate in the SW1/4 of the SW1/4 of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way boundary of the Adams Point County Road from which the Southwest corner of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 57' 10" West 30.0 feet and South 0 degrees 02' 50" West 505.95 feet distant; thence North 89 degrees 41' East, along the Northerly boundary of Tax Lot 87-2, (now known as Tax Lot 600), 405.0 feet to a point on the Southerly right of way boundary of the Burlington-Northern Railroad as the same is presently located and constructed; thence along a circular curve to the left which has a deflection angle of 1 degree 11' 50", a radius of 5929.65 feet, a long chord which bears South 62 degrees 51' East 123.90 feet, a distance of 123.96 feet to an iron pin set during county Survey No. 3087; thence South 0 degrees 54' 15" West 33.45 feet to a point; thence around a circular curve to the right which has a deflect angle of 1 degree 11' 50", a radius of 5959.65 feet, and a long chord which bears North 62 degrees 51' West 131.36 feet, a distance of 131.42 feet; thence South 89 degrees 41' West parallel to, and 30.0 feet distant from the Northerly line of said Tax Lot 87-2, (now known as Tax Lot 600), 397.67 feet, more or less, to the Easterly right of way boundary of the Adams Point County Road; thence North 0 degrees 02' 50" East 30.0 feet to the point of beginning.

## PARCEL 2

A piece or parcel of land situate in the SW1/4 SW1/4 of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Southwest corner of Section 11, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 57' 10" West 542.50 feet and South 0 degrees 02' 50" West 251.75 feet distant; thence North 0 degrees 54' 15" East 200.28 feet to a 5/8 inch iron pin on the Southwesterly right of way line of the Burlington-Northern Railroad, as the same is presently located and constructed; thence following said Southwesterly right of way line along a circular curve to the left (having a central angle of 4 degrees 44' 00", a radius of 5929.65 feet, and a long chord which bears South 65 degrees 48' 55" East 489.72 feet) a distance of 489.84 feet to a 5/8 inch iron pin; thence leaving said Railroad right of way, North 89 degrees 57' 10" West 449.90 feet to the point of beginning.

TOGETHER WITH a 1972 SUNNY 2U Mobile Home, Oregon License #X 87924, Serial #30414 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day of July A.D., 19 93 at 9:03 o'clock A M. and duly recorded in Vol. M93 of Deeds on Page 16897.

FEE \$35.00

Evelyn Biehn County Clerk

By Roula M. M. M. M. M.