

64721

MOUNTAIN TITLE COMPANY

Vol. m93 Page 17295

WARRANTY DEED

mtc 28036-KK

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. POUTOUS, SR. and ARLETTE J. POUTOUS,
husband and wife; THE POUTOUS FAMILY PARTNERSHIP; and ANTHONY ALAN POUTOUS
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
AMERICAN LAND CONSERVANCY, a California corporation

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.

TOGETHER WITH a 1988 OAKBR-2U Mobile Home, Oregon License #X200511; a 1976-FLTWD
Mobile Home, Oregon License #X130506; and 1972 SHEL B Mobile Home, Oregon License
#X79657 all situated on the real property described on the attached Exhibit "A".

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
all those of record and those apparent upon the land as of the date of this deed

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 \$ 10.00 & other valuable
consideration.
However, the actual consideration consists of or includes other property or value given or promised which is the entire
part of the 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 2nd day of June, 19 93 ;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized thereto by
order of its board of directors.

STATE OF OREGON,)

County of _____) ss.

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:

see notary acknowledgements
on attached page

John L. Poutous Sr.
JOHN L. POUTOUS, SR.

Arlette J. Poutous
ARLETTE J. POUTOUS

THE POUTOUS FAMILY PARTNERSHIP

by: John L. Poutous Sr.
JOHN L. POUTOUS, SR., Managing Partner

Anthony Alan Poutous
ANTHONY ALAN POUTOUS

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)

JOHN L. POUTOUS et al
9435 New Colt Court
El Cajon, CA 92021
GRANTOR'S NAME AND ADDRESS

AMERICAN LAND CONSERVANCY
456 Montgomery Street, Suite 1800
San Francisco, CA 94104
GRANTEE'S NAME AND ADDRESS

After recording return to:
AMERICAN LAND CONSERVANCY
456 Montgomery Street, Suite 1800
San Francisco, CA 94104
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
AMERICAN LAND CONSERVANCY
456 Montgomery Street, Suite 1800
San Francisco, CA 94104
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

State of Oregon

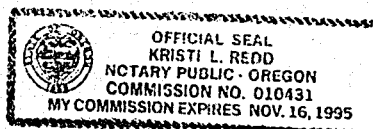
County of KlamathJuly 15, 1993

Personally appeared the above named JOHN L. POUTOUS, SR., MANAGING PARTNER OF THE POUTOUS FAMILY PARTNERSHIP, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS My hand and official seal.

(seal)

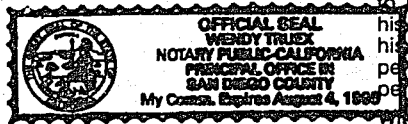
Kristi L. Redd
 Notary Public for Oregon
 My Commission expires: 11/16/95

State of CaliforniaCounty of San Diego

On June 2, 1993 before me, Wendy Truex
 (DATE) (NAME, TITLE OF OFFICER - I.E., "JANE DOE, NOTARY PUBLIC")

personally appeared John W. Poutous, Arlette J. Poutous, Anthony Alan Poutous
 (NAME(S) OF SIGNER(S))

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

(SEAL)

(SIGNATURE OF NOTARY)

ATTENTION NOTARY: The information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

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

Title or Type of Document Warranty Deed
 Number of Pages 2 Date of Document _____
 Signer(s) Other Than Named Above _____

RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

- ☐ INDIVIDUAL(S)
☐ CORPORATE

OFFICER(S) _____ (TITLE(S))

- ☐ PARTNER(S)
☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☒ OTHER: warranty deed

SIGNER IS REPRESENTING:
 (NAME OF PERSON(S) OR ENTITY(IES))

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Parcels 1 and 2 of Land Partition 1-93 being situate in Sections 10, 11, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26 and 27 of Township 34 South, Range 7 1/2, East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH EASEMENT for Ingress and Egress dated April 27, 1993, recorded May 4, 1993 in Volume M93, page 9773, Microfilm Records of Klamath County, Oregon, by and between John L. Poutous, Sr., Arletti Poutous and The Poutous Family Partnership.

EASEMENTS for ingress and egress in Land Partition 1-93, filed May 25, 1993.

PARCEL 2

A piece or parcel of land situated in the NW 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of Wood River and being more particularly described as follows:

Beginning at an iron pipe on the North line of Section 31, from which the brass cap monument marking the Northwest corner of said Section 31 bears North 88 degrees 51 3/4' West 789.8 feet distant and the brass cap monument marking the North Quarter Section corner of said Section 31 bears South 88 degrees 51 3/4' East 1,787.4 feet distant; thence South 38 degrees 23 3/4' East 548.6 feet to a point; thence along a 15 degrees 56 3/4' circular curve to the right (having a deflection angle of 55 degrees 26 1/2', a radius of 359.4 feet, and a long chord which bears South 10 degrees 40 1/2' East 334.3 feet) a distance of 347.6 feet; thence South 17 degrees 02 3/4' West 122.1 feet to a point; thence along an 18 degrees 52 3/4' circular curve to the left (having a deflection angle of 40 degrees 26 1/2' a radius of 303.5 feet, and a long chord which bears South 3 degrees 10 1/2' East 209.8 feet) a distance of 214.2 feet; thence South 23 degrees 23 3/4' East 419.5 feet to a point; thence South 14 degrees 07 1/4' East 498.7 feet to a point; thence South 2 degrees 39 1/4' East 682.9 feet to an iron pipe on the South line of the NW 1/4 of said Section 31; thence North 89 degrees 34 1/4' West along the South line of the NW 1/4 of Section 31, 1,488.1 feet to a point on the West boundary of said Section 31; thence North along the West boundary of said Section 31 2,640.0 feet to the brass cap monument marking the Northwest corner of said Section 31; thence South 88 degrees 51 3/4' East along the north boundary of Section 31, 789.8 feet, more or less, to the point of beginning.

ALSO a strip of land 90.0 feet in width along the Northerly side of the Southerly boundary of the NW 1/4 of Section 31 lying between the above-described parcel and the Westerly right of way line of Highway No. 422.

PARCEL 3

Government Lots 2, 3, 5 and 6, Section 36, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

That portion of the NE 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the State of Highway No. 62 right of way.

TOGETHER WITH a perpetual right of way and easement 60 feet in width extending from the Easterly right of way line of State Highway No. 422 to the Westerly right of way line of State Highway No. 62, as the same are now located and constructed, the Southerly boundary of said right of way and easement being along the East West centerline (the one-half Section line) of Section 31, Township 34 South, Range 7 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 16th day
of July A.D., 19 93 at 2:43 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 17295

FEE \$35.00

Evelyn Biehn - County Clerk

By [Signature]