

MT 30215-KR 64727

WHEN RECORDED MAIL TO:

Ratliff Potato Co.
24221 State Line Rd.
Malin, OR 97632

07-16-93P02:44 RCVD

STATE OF OREGON Vol 93 Page 17320

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
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

MAIL TAX STATEMENTS TO:

NO CHANGE

K-43102

Title
By _____ Deputy

WARRANTY DEED

SHIRLEY A. MICKA and ROBERT G. MICKA, wife and husband,

GRANTOR, conveys and warrants to

RATLIFF POTATO CO., an Oregon corporation,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

PARCEL 1:

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, T. 41 S., R. 11 E.W.M., bears N.
89°57'10" W. 30.0 feet and S. 0°02'50" W. 505.95 feet distant; thence N. 89°41' E., along
the Northerly boundary of Tax Lot 87-2 405.0 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°11'50", a radius of 5929.65 feet, a long chord which bears S. 62°51' E. 123.90 feet, a
distance of 123.96 feet to an iron pin set during county Survey No. 3087; thence S.
0°54'15" W. 33.45 feet to a point; thence around a circular curve to the right which has a
(CONTINUED ON THE REVERSE SIDE HEREOF)

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00.
~~THE TOTAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 45,000.00. THE TOTAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 45,000.00.~~

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 19th day of April, 19 91.

Shirley A. Micka
SHIRLEY A. MICKA

Robert G. Micka
ROBERT G. MICKA

STATE OF OREGON, County of Klamath) ss. April 19, 19 91
Personally appeared the above named SHIRLEY A. MICKA and ROBERT G. MICKA

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Deborah L. Jones
Notary Public for Oregon
My commission expires 12-19-92

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

(REAL PROPERTY DESCRIPTION, CON'T.:)

deflection angle of 1°11'50", a radius of 5959.65 feet, and a long chord which bears N. 62°51' W. 131.36 feet, a distance of 131.42 feet; thence S. 89°41' W. parallel to, and 30.0 feet distant from, the Northerly line of said Tax Lot 87-2 397.67 feet, more or less, to the Easterly right of way boundary of the Adams Point County Road; thence N. 0°02'50" E. 30.0 feet to the point of beginning.

PARCEL 2:

A piece or parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, T. 41 S., R. 11 E.W.M., 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, T. 41 S., R. 11 E.W.M., bears N. 89°57'10" W. 542.50 feet and S. 0°02'50" W. 251.75 feet distant; thence N. 0°54'15" E. 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°44'00", a radius of 5929.65 feet, and a long chord which bears S. 65°48'55" E. 489.72 feet) a distance of 489.84 feet to a 5/8 inch iron pin; thence leaving said Railroad right of way, N. 89°57'10" W. 449.90 feet to the point of beginning.

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Klamath Irrigation District.
4. Right of way, including the terms and provisions thereof, from Emma J. Alexander and C.S. Alexander to Great Northern Railway Company, a corporation, recorded May 25, 1931, in Volume 95, Page 347, Deed Records of Klamath County, Oregon.
5. Reservations and Restrictions, including the terms and provisions thereof, from James A. Bunnell and Helen Marie Bunnell, husband and wife, to Shirley A. Micka and Robert G. Micka, wife and husband, dated April 10, 1980, recorded May 30, 1980, in Volume M-80, Page 9877, Deed Records of 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 2:44 o'clock P.M., and duly recorded in Vol. M93 of Deeds on Page 17320.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Muckendore