

74627

01-18-94P01-31 RCVD

STATE OF OREGON

Volm 94 Page 1803

WHEN RECORDED MAIL TO:

LOST RIVER RANCH
25400 N. POE VALLEY ROAD
KLAMATH FALLS, OR 97603

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-

MAIL TAX STATEMENTS TO:

LOST RIVER RANCH
25400 N. POE VALLEY ROAD
KLAMATH FALLS, OR 97603

K-26088

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

ord of Deeds of said County.
Witness my hand and seal of County
affixed.

By _____ Title
Deputy

WARRANTY DEED

DENNIS C. HITT and JANIS HITT, husband and wife,

GRANTOR, conveys and warrants to WILLIAM M. KENNEDY and BARBARA H. KENNEDY, husband and wife,

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

most A parcel of land is situate in Sections 22 and 23, Township 39
South, Range 11 EWM, being more particularly described as
follows:

Beginning at the S 1/16 corner common to Sections 22 and 23,
Township 39 South, Range 11 EWM, from which the 1/4 section
3 rev corner common to said Sections 22 and 23 bears N. 0°18'05"
W. 1305.95 feet distant; thence S. 89°42'35" E. along an
existing fence line 1672.78 feet to a 5/8 inch iron pin at
an existing fence corner; thence S. 15°31'05" W. along an

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 \$140,000.00. However,
the actual consideration consists of or includes other property or value given or promised which is [part of the] [the whole]
consideration. Debt cancellation of \$56,285.35 and payment of \$83,714.65.

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

Dated this 18th day of January, 19 94.

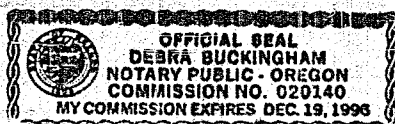
Dennis C. Hitt

Janis Hitt

STATE OF OREGON, County of KLAMATH) ss. January 18, 19 94
Personally appeared the above named DENNIS C. HITT and JANIS HITT

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

(Official Seal)



Before me.

Notary Public for Oregon

My commission expires 12-19-96

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

1804

County of _____
I certify that the within instrument
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19____

existing fence 1300.37 feet to a 5/8 inch iron pin on the Northerly right of way line of the North Poe Valley Road as the same is presently located and constructed; thence N. 57°32'30" W. along said Northerly right of way line 2160.75 feet to a point marked by a 5/8 inch iron pin; thence following said Northerly right of way line around a 7.60 degree curve to the left, the long chord of which bears N. 65°19'30" W. 204.18 feet, 204.82 feet to a point marked by a 5/8 inch iron pin at an existing fence corner; thence N. 9°10'35" E. along an existing fence 28.97 feet to a point marked by a 5/8 inch iron pin at an existing fence corner; thence S. 88°59' E. along an existing fence 679.36 feet to the point of beginning; containing 33.76 acres more or less.

Together with all tenements, hereditaments, and appurtenances thereunto belonging or any wise appertaining, including, without limiting the generality of the foregoing, all water and water rights used upon, or appurtenant to, the Property, however evidenced.

SUBJECT TO:

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 Purchaser assumes and agrees to pay and perform.

provisions thereof, given by Ben F. Smith to Pacific Power & Light Company, a corporation, dated July 27, 1967, recorded August 3, 1967, in M67, page 6024, Deed records of Klamath County, Oregon.

3. Right of Way Easement, including the terms and provisions thereof, given by Dennis G. Hitt, to Pacific Power & Light Company, dated January 29, 1982, and recorded February 3, 1982 in M-82, page 1387, Records of Klamath County, Oregon, and corrected by document recorded March 21, 1985 in M-85, page 4215, Records of Klamath County, Oregon.

4. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co
of Jan A.D., 19 94 at 1:31 o'clock P M., and duly recorded in Vol. M94 day
of Deeds on Page 1803

FEE \$35.00

Evelyn Biehn -County Clerk
By Dorlene Mullenbarger

ALL TAX STATEMENTS AS DIRECTED ABOVE

[illegible]