

OK 02-07-94P03:01 KCVD

75719

RICHARD N. BELCHER

WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

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conveys and warrants to TOM W. FREY Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE HEREIN AS IF FULLY SET FORTH

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free from encumbrances except ODA and SVSB encumbrances, easements of record and those apparent on the land, real property taxes, contracts and/or liens for irrigation or drainage, reservations and rights of way of record;

The true consideration for this conveyance is \$270,000.00 (Here comply with the requirements of ORS 93.030)

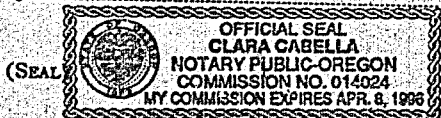
Dated this 27 day of December, 1993

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.

*Richard N. Belcher*

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 27, 1993 by Richard N. Belcher



*Clara Cabella*  
Notary Public for Oregon  
My commission expires April 8, 1996

WARRANTY DEED

RICHARD N. BELCHER  
815 WASHBURN WAY KLAMATH FALLS, OR 97603  
Tom W. Frey  
P.O. Box 644 Tolmie, CA 94134  
GRANTOR'S ADDRESS, ZIP

After recording return to:

Tom W. Frey  
P.O. Box 644  
Tolmie, CA 94134  
NAME, ADDRESS, ZIP

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

Tom W. Frey  
P.O. Box 644  
Tolmie, CA 94134  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By Deputy

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1: NE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , and the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 4, Township 41 South, Range 10 East of the Willamette Meridian.

PARCEL 2: A tract of land situated in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows: That portion of the N $\frac{1}{2}$  of said section lying easterly of the Northeasterly boundary of the D-1-C Lateral deeded to the United States of America in Deed Volume 111, Page 183; and West of the Westerly right of way line of the Great Northern Railway, recorded October 13, 1932, in Deed Volume 99, page 109, records of Klamath County, Oregon. SAVING AND EXCEPTING therefrom the right of way of the K.I.D. No. 6 Drain recorded January 13, 1915, in Deed Volume 43, page 239, records of Klamath County, Oregon.

AND ALSO That portion of the S $\frac{1}{2}$  of said Section 2 lying Easterly of the Northeasterly right of way of Highway 39 and Westerly of the Westerly boundary of the K.I.D. No. 6 Drain, recorded January 13, 1915, in Deed Volume 43, page 239, records of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the United States of America for the D-1-C Lateral in Deed Volume 111, page 183, records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Tracts 19, 20, 35 and 40, and Second Street adjacent thereto of MERRILL TRACTS, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon, lying Northeasterly of the Dalles-California Highway.

PARCEL 3: A portion of 19 and 20 Merrill Tracts lying Easterly of the Northeasterly right of way of Highway 39 and Westerly of the Westerly boundary of the K.I.D. No. 6 Drain, recorded January 13, 1915, in Deed Volume 43, page 239, records of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the United States of America for the D-1-C Lateral in Deed Volume 111, page 183, records of Klamath County, Oregon.

PARCEL 4: Township 41 South, Range 10 East of the Willamette Meridian, Section 02

Tract 19 and 20 Merrill Tract lying Northeasterly of the Northeast right-of-way of Klamath Falls-Malin Highway No. 39 and West of the U.S.B.R. No. 6 Drain right-of-way.

PARCEL 5:

All of that portion of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 4, Twp. 41 S., R. 10 E.W.M., lying Northerly and Easterly of the following-described line:

Beginning at the intersection of an existing North-South fence line with the East-West centerline of the NW $\frac{1}{4}$  of Section 4, said fence corner falling N89°07'53" W-34 feet from a  $\frac{1}{4}$ " rebar marking the NW  $\frac{1}{16}$  corner of Section 4;

thence Southerly 723 feet, more or less, generally following an existing North-South fence line, to a fence corner with fences running Northerly and Easterly therefrom, said fence corner falling South 63 feet and West 44 feet from a  $\frac{1}{4}$ " rebar marking the C-S-NW  $\frac{1}{64}$  corner of Section 4;

thence Easterly 2011 feet, more or less, generally following an existing East-West fence line, to its intersection with the North-South centerline of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 4, said point falling S00°36'01" W-36 feet from a  $\frac{1}{4}$ " rebar marking the SW-NW  $\frac{1}{64}$  corner of Section 4.

44-38861-103

STATE OF OREGON: COUNTY OF KLAMATH: ss

FEE \$40.00

**Evelyn Biehn** County Clerk

By Christine M. Henderson

Volume III, page 183, records of Klamath County, Oregon,  
portion conveyed to the United States of America for the D-1-C lateral in 1906  
198, records of Klamath County, Oregon, SAVING AND EXCEPTING operation that  
of the K.L.D. Nov. 8 Grain, recorded January 13, 1912, in Bond Volume 43, page

of the Dallas-California Highway.  
the office of the County Clerk of Klamath County, Oregon, lying Northeastern  
adjacent thereto of KERRILL TRACTS, according to the official plat on file in  
EXCEPTING THEREFROM that portion of Tracts 19, 20, 23 and 40, and second grant

Volume 111, Page 183, records of Klamath County, Oregon.  
portion conveyed to the United States of America for the D-1-C parcel in Dead  
322, records of Klamath County, Oregon, showing and explaining creation and  
of the K.L.D. No. 6 Train, recorded January 13, 1912, in Dead Volume 41, page  
Northwestern right of way of Highway 29 and Westerly of the Westerly boundary  
PARCEL 11. A portion of 12 and 20 Metres 11 Train lying Westerly of the

U.S.B.R. No. 6 Given right-of-way  
right-of-way of Klamath Falls-Main Highway No. 19 and west of the  
Tract 19 and 20 Merrill Tract lying Northeastly of the Northeast  
Meridian, Section 02  
RANGE 41 Township 41 South, Range 10 East of the Willamette

All of that portion of the SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>; the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>; and the SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>; Section 4, T.1N., R.10E., M.15N., lying northerly and easterly of the lot-  
 loving-described land.

Beginning at the intersection of an existing North-South line with the East-West centerline of the NW 1/4 of Section 4, said line corner falling N89°01'30" W-34 feet from a 3" tape marking the NW 1/4 corner of Section 4;

marked; the S-W 1/4 corner of Section 41  
corner falling south of lot and west 1/4 level from a 1' taper  
fences running north and east; therefrom, said fence  
an existing North-South fence line, to a fence corner with  
thence southerly 120 feet, more or less, generally following

the SW 1/4 corner of Section 4, said point being 500.00' W-36 feet from a 1" rebar marking an existing concrete fence line, to the intersection with the North-South centerline of the SW 1/4 of Section 4, thence S 89° 51' 30" E 201.75 feet, more or less, generally following