



03-08-94A11:00 RCVD

#03041290

AFTER RECORDING RETURN TO:

LARRY R. MITTNACHT

2019 SIERRA PL  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

THE TRUSTEES OF THE BILLY WEST VADEN AND CORA VADEN FAMILY TRUST  
DATED JULY 8, 1986 hereinafter called GRANTOR(S), convey(s) to  
LARRY R. MITTNACHT, a single person hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and those apparent on the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$208,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 2nd day of March, 1994.

THE TRUSTEES OF THE BILLY WEST VADEN AND CORA VADEN FAMILY TRUST  
DATED JULY 8, 1986.

Billy West Vaden  
BILLY WEST VADEN, TRUSTEE

Cora Vaden  
CORA VADEN, TRUSTEE

Billy West Vaden  
BILLY WEST VADEN, INDIVIDUALLY

Cora Vaden  
CORA VADEN, TRUSTEE

## ACKNOWLEDGEMENT

STATE OF NEVADA

County of Carson } ss.

On this 4 day of March, 1994, personally appeared before me,  
a Notary Public, Cora Vaden

known (or proved) to me to be the person(s) described in and who acknowledged that they executed the above  
instrument.

Cheryl A. Crockett  
NOTARY PUBLIC



## PARCEL 1:

## EXHIBIT "A"

A tract of land situated in the SE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin situated on the North right of way line of the County Road known as Airway Avenue, said point being North 30.00 feet and East 1420.40 feet from the South quarter corner of said Section 13; thence North 210.00 feet to a 5/8" iron pin; thence West parallel with the North right of way line of said County Road, a distance of 290.40 feet to a 5/8" iron pin, said point located on the East line of a parcel of land described in a contract of sale from Burrell W. Short et ux., to Alton A. Short, et ux., dated March 9, 1948; thence North 00 degrees 57' 30" East along said East line a distance of 2578.05 feet (2680.0 feet by Deed record) to the Southwesterly right of way line of the U. S. B. R. Main Canal; thence South 36 degrees 29' 13" East (South 37 degrees 03' East by U. S. B. R. records) along the Southwesterly right of way of said canal, a distance of 631.95 feet; thence South 01 degree 07' 45" West a distance of 2380.05 feet to a 5/8" iron pin on the North right of way line of said County Road, said point being 30.00 feet North of the South line of the SE 1/4 of said Section 13; thence West, along the North right of way line of said County Road, a distance of 84.43 feet to the point of beginning.

## PARCEL 2:

A tract of land situated in the SE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Continued on next page

Beginning at a 5/8" iron pin situated on the North right of way line of the County Road known as Airway Drive, said point being North 30.0 feet and East 1504.83 feet from the South quarter corner of said Section 13; thence North 01 degree 07' 45" East a distance of 2349.05 feet to a 5/8" iron pin; thence continuing North 01 degree 07' 45" East 31.00 feet, more or less, to the Southwesterly right of way line of the U.S.R.S. Main Canal; thence South 36 degrees 29' 13" East along said Southwesterly right of way line a distance of 679.79 feet; thence South 01 degree 07' 45" West 30.00 feet to a 5/8" iron pin; thence continuing South 01 degree 07' 45" West a distance of 1803.40 feet to a 5/8" iron pin on the North right of way line of said County Road, said point being 30.00 feet North of the South line of the SE 1/4 of said Section 13; thence West along the North right of way line of said county road a distance of 414.96 feet to the point of beginning. The bearings are based on the South line of the SE 1/4 of said Section 13 being East and West.

PARCEL 3:

A parcel of land situated in the SE 1/4 SE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the 5/8" iron pin marking the South quarter corner of said Section 13; thence East along the South line of said Section 9 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8" iron pin on the North right of way line of said County Road known as Airway Drive, said point being the true point of beginning of the description; thence North 01 degree 07' 45" East a distance of 300.00 feet; thence East a distance of 150.00 feet; thence South 01 degree 07' 45" West a distance of 300.00 feet to the North right of way line of Airway Drive; thence West along said line a distance of 150.00 feet to the true point of beginning of this description.

PARCEL 4:

A tract of land situated in the SE 1/4 SE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:



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1915, Page 7644, Book  
11915, Microfilm Records

3909-1300 TL 600  
3909-1300 TL 700  
3909-1300 TL 1000  
3909-1300 TL 1100  
MAP 3909-1300 TL 1100  
CODE 32 MAP 3909-1300 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss. \_\_\_\_\_ the 8th day  
Filed for record at request of \_\_\_\_\_ Aspen Title Co \_\_\_\_\_  
of \_\_\_\_\_ March \_\_\_\_\_ A.D., 19 94 at 11:00 o'clock \_\_\_\_\_ A.M., and duly recorded in Vol. \_\_\_\_\_ M94  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 7149  
By Evelyn Biehn \_\_\_\_\_ County Clerk  
By \_\_\_\_\_

FEE \$50.00

Beginning at the 5/8" iron pin marking the South quarter corner of Section 13; thence East along the South line of said Section 13 a distance of 2069.79 feet; thence North a distance of 30.00 feet to a point on the North right of way line of the County Road known as Airway Drive, said point being the true point of beginning of this description; thence North 01 degree 07' 45" East a distance of 300.00 feet to a point; thence West 150.00 feet to a point; thence North 01 degree 07' 45" East, 296.94 feet to a 5/8" iron pin on the Northerly line of a drain ditch; thence South 70 degrees 02' 15" East a distance of 402.54 feet; thence North 88 degrees 45' 40" East along a fence line on the South line of said drain ditch a distance of 346.51 feet to a 5/8 inch iron pin on the Westerly right of way line of the Klamath Falls-Merrill State Highway; thence South 0 degrees 35' 40" West along said line a distance of 466.90 feet to a 5/8" iron pin on the North right of way line of Airway Drive; thence West along said line a distance of 581.70 feet to the true point of beginning.

EXCEPTING THEREFROM those portions conveyed to the United States of America for ditches and/or canals.

ALSO EXCEPTING THEREFROM all those portions conveyed to Klamath County, Oregon, for road purposes, including those portions described in Book M-75, Page 8128, Book M-75, Page 7644, Book M-75, Page 9139 and Book M-75 at Page 11915, Microfilm Records of Klamath County, Oregon.

CODE 32 MAP 3909-1300 TL 600  
CODE 32 MAP 3909-1300 TL 700  
CODE 32 MAP 3909-1300 TL 1000  
CODE 32 MAP 3909-1300 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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of March A.D., 19 94 at 11:00 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 7149

FEE \$50.00

Evelyn Biehn - County Clerk

By [Signature]