03-08-94A11:00 RCVD



#03041290 AFTER RECORDING RETURN TO:

LARRY R. MITTNACHT
7019 SIEREA 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 Zad day of March, 1994.

THE TRUSTEES OF THE BILLY WEST VAD	EN AND CORA VADEN FAMIL	Y TRUST
DAZED JULY 8, 1986.	1/1/1/	
Describer Vol miles	CORA VADEN, TRUSTEE	
BILLY WEST VADEN, TRUSTEE		the second
BILLY WEST VADEN. INDIVIDUALLY	CORA VADEN, TRUSTEE	

ACKNOWLEDGEMENT

AUNITON	
STATE OF NEVADA	
Country of Carson ss.	
County of day of, 19 4 , personally appeared before	re me,
a Notary Public, Cora Vachen	
The Control of the grant against the St. of Millian Belleville Lander of the Market of the Control of the Contr	ahove
known (or proved) to me to be the person(s) described in and who acknowledged that they executed the	

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

Cheryla Crothely
NOTARY PUBLIC

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		OPTIONAL OFFICE
& County of Son Diego		CAPACITY CLAUSE TO THE
8 00 3/2/94		CAPACITY CLAIMED BY SIGNER
DATE before me,	Teide A. Grewn 11.+	Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons review.
8	Meidi A. Greyon, Notary -, NAME, TITLE OF OFFICER - E.G. JANESOE, NOTARY PUBLICY.	
personally appeared	Nect 1/40	BLINDIVIDUAL OS-Q
		CORPORATE OFFICER(S)
personally known to me and	Table (S)	
M - 104 - 104	proved to me on the basis of satisfactory evidence to be the person(s) whose part (s)	TITLE(S)
3	to be the person(s) whose name(s) share subscribed to the witting is	PARTNER(S) LIMITED
	subscribed to the within instrument and ac-	GENERAL
	knowledged to me that instrument and ac- the same in high he/they executed	ATTORNEY-IN-FACT
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HEDIA GREGORY COMM & IDDAWY	capacity(ies), and that by his/her/their signature(s) on the instrument the	GUARDIAN/CONSERVATOR
2 PL 2 3 CHILD NOTEY PLOSE - COMMING R	signature(s) on the instrument the person(s), or the entity upon both	OTHER:
LAY COTTEL EXPLOSION OCT 25, 1997	or the entity upon behalf of which the	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	person(s) acted, executed the instrument.	
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Though the data seemed to	NUMBER OF BACKS	y seed
it could prevent fraudulent reattachment of this form.		VT 3/2/24
THE CONTRACTOR OF THE PROPERTY	CIGNER(S) OTHER THAN NAMED ABOVE COTA	Voile_
	SIGNER(S) OTHER THAN NAMED ABOVE COTO ©1993 NATIONAL NOTARY ASSOCIATION APPROXIMATION	Secretary Secret
- Proficialization topological	236 Hommet A	Ve., P.O. Box 7194 - O.
brokerly rase or ar	t grantor is the owner or I encambrances except covenants valious, rights, reants of man	Canoga Park, CA 91309-71
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UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ADOVE

LARRY R. MITTHAGHT

AFTER RECORDING RETURN TO:

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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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15, Page 7644, Book

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STATE OF OREGON: COUNTY OF KLAMATH:
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                                             · County Clerk
                 _ A.D., 19 94 at
Filed for record at request of _
                                           Evelyn Biehn
                             Deeds
      $50.00
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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

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

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