

**MOUNTAIN TITLE COMPANY**

**MOUNTAIN TITLE COMPANY**

WARRANTY DEED  
MTC 32526-17F

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. AULT and DORIS M. VINER AULT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of CLATSOP and State of Oregon, described as follows, to-wit:

*"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 30.930."

*to Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.*

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00

In Witness Whereof, the grantor has executed this instrument this 3 day of May, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

CALIFORNIA  
STATE OF OREGON )  
County of LOS ANGELES ss.  
MAY 3, 19 94

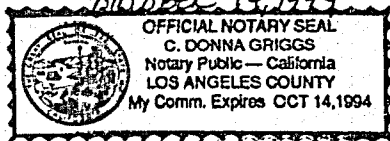
SERGEI ZOZULENKO  
 TATIANA METZGER

Personally appeared the above named \_\_\_\_\_  
**SERGEI ZOZULENKO**  
 \_\_\_\_\_  
**TATIANA METZGER**

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be THEIR voluntary act and deed.

Before me: *[Signature]*

Notary Public for Oregon  
My commission expires:



~~SERGEI ZOZULENKO and TATIANA METZGER~~  
~~1350 N. CORONADO TERRACE~~  
~~LOS ANGELES, CA 90026~~

GRANTOR'S NAME AND ADDRESS  
ROBERT D. AULT and DORIS M. VINER AULT  
34017 HIGHWAY 97 NORTH  
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

APR 1968  
 ROBERT D. AULT and DORIS M. VINER AULT  
 34017 HIGHWAY 97 NORTH  
 CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

Send a change is requested all my statements shall be sent to the following address:  
ROBERT D. AULT and DORIS M. VINER AULT  
34017 HIGHWAY 97 NORTH  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ president, and by \_\_\_\_\_, \_\_\_\_\_ secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

STATE OF OREGON,

**STATE OF OREGON,**

SS

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  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

**MOUNTAIN TITLE COMPANY**

## PARCEL 1

A tract of real property in Government Lots 32, and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot 33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U.S. Highway Number 97, which point is monumented with a 3/4" iron pipe; thence South 2 degrees 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363 at page 58, Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62 degrees 07' East 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet; thence leaving said bounds and bearings North 41 degrees 03 1/2' East 155.48 feet to a 1/2" steel rod; thence North 51 degrees 10' West 56.0 feet to a 1/2" steel rod; thence North 45 degrees 50' East 265.4 feet to a 1/2" steel rod; thence North 23 degrees 36' East 330.0 feet to a 1/2" steel rod marking the true point of beginning of this description; thence South 55 degrees 39' East 671.3 feet, more or less, to the waterline of Williamson River, marked with a 1/2" steel rod; thence along said waterline upstream, to the Northeast corner of Government Lot 29, marked with a 1" steel axle; thence West along the North boundary of said Lot 29 to a point which bears North 55 degrees 39' West from the true point of beginning of this description; thence South 55 degrees 39' East to said true point of beginning.

## PARCEL 2

The following described real property in Klamath County, Oregon:

A tract of real property in Government Lot Numbers 32 and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot Number 33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U. S. Highway Number 97, which point is monumented with a 3/4" iron pipe; thence South 2 degrees 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in volume 363, page 58 Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62 degrees 07' East, 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet; thence leaving said bounds and bearing North 41 degrees 03 1/2' East, 155.48 feet to a 1/2" steel rod; thence North 51 degrees 10' West 56.0 feet to a 1/2" steel rod; thence North 45 degrees 50' East 265.4 feet; thence North 23 degrees 36' East 160.0 feet being the true point of beginning of this description; thence North 23 degrees 36' East 170.0 feet to a 1/2" steel rod; thence South 55 degrees 39' East 671.3 feet, more or less, to a 1/2" steel rod at the waterline of the Williamson River; thence Southerly along said waterline 170.0 feet to a point; thence leaving said waterline North 55 degrees 53' West 679.5 feet, more or less, to the true point of beginning.

SEE NEXT PAGE FOR CONTINUATION OF LEGAL DESCRIPTION

LEGAL DESCRIPTION EXHIBIT "A"  
(Continued)

14341

PARCEL 3

A tract of land in Government Lot Numbers 32 and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot Number 33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U. S. Highway Number 97, which point is monumented with a 3/4" iron pipe; thence South 2 degrees 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363, page 58 of Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62 degrees 07' East, 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet; thence leaving said bounds and bearings North 41 degrees 03 1/2' East 155.48 feet to a 1/2" steel rod; thence North 51 degrees 10' West 56.0 feet to a 1/2" steel rod; thence North 45 degrees 50' East 265.4 feet to a 1/2" steel rod marking the true point of beginning of this description; thence North 23 degrees 36' East 160.00 feet to a point; thence South 55 degrees 53' East 679.5 feet, more or less, to the waterline of the Williamson River; thence Southerly along said waterline 165 feet, more or less, to a point, said point being South 56 degrees 07' East 687.3 feet from the point of beginning; thence North 56 degrees 07' West 687.3 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 6th day  
of May A.D., 19 94 at 10:16 o'clock AM., and duly recorded in Vol. M94,  
of Deeds on Page 14339.

FEE \$40.00

Evelyn Biehn County Clerk  
By Annette Mueller