

WARRANTY DEED
MTC 30897-HF

KNOW ALL MEN BY THESE PRESENTS, That FRED W. KOEHLER, JR. and HARIL W. NEWTON each as to an undivided 1/2 interest * hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUBLE J LAND AND CATTLE COMPANY, 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 KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

* AS TENANTS IN COMMON

MOUNTAIN TITLE COMPANY

"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 \$ 95,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of April, 19 94; 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.

STATE OF OREGON

County of KLAMATH, 19 94 ss.

Personally appeared the above named

HARIL W. NEWTONand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

CALIFORNIA
STATE OF OREGON, County of SANTA CLARA) ss.
The foregoing instrument was acknowledged before me this 4/28, 19 94, by FRED W. KOEHLER, president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon Nancy C. Manela
My commission expires: 11-18-94 (SEAL)

FRED W. KOEHLER, JR. and HARIL W. NEWTON
527 MAIN STREET
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

DOUBLE J LAND AND CATTLE3305 MEMORIAL DRIVE
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

Also known as: DOUBLE J LAND AND CATTLE3305 MEMORIAL DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address.

DOUBLE J LAND AND CATTLE3305 MEMORIAL DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

05-16-94P03:57 RCVD

MOUNTAIN TITLE COMPANY

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in Lot 33, 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 section line of Section 16, a distance of 1320.0 feet to the Northwest corner of Lot 33, which corner is marked with a 3/4 inch iron pipe; then, 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 marked with a 3/4 inch iron pipe; thence South 2 degrees 22' West along said right of way boundary a distance of 333.30 feet to a 3/4 inch iron pipe marking the true point of beginning of this description; thence North 62 degrees 07' East a distance of 629.30 feet; thence due North to a point on the North line of said Lot 33; thence West along the North line of Lot 33 to the East right of way of Highway 97; thence South 2 degrees 22' West along said right of way boundary 333.30 feet to the true point of beginning.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation, Highway Division recorded September 25, 1989 in Volume M89, page 18018, Microfilm Records of Klamath County, Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIACounty of SANTA CLARAOn 4/28/94

DATE

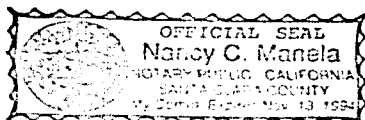
before me, NANCY C. MANELA, NOTARY PUBLIC

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared FRED W. KOEHLER, JR.

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Nancy C. Manela
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Self

THIS CERTIFICATE MUST BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT:

OPTIONAL SECTION
TITLE OR TYPE OF DOCUMENT Mountain Title Co.

STATE OF OREGON: COUNTY OF KLAMATH:

NUMBER OF PAGES 1

DATE OF DOCUMENT 4/28/94

Filed for record at request of Mountain Title Co the 16th day
of May A.D., 19 94 at 3:57 o'clock P M., and duly recorded in Vol. M94
of deeds on Page 15454

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorene Mullenbarger