

82899

06-16-94A11:20 RCVD

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AFTER RECORDING RETURN TO:

William M. Ganong
635 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Mr. and Mrs. Donal H. Dean
Post Office Drawer F
Merrill OR 97633

DEED

DONAL H. DEAN and JULIE M. DEAN, Trustees of the JULIE M. DEAN 1982 LIVING TRUST, Grantors, convey to DEEP CREEK RANCH, an Oregon General Partnership, as Grantee, an undivided one-half interest in the following described real property located in Klamath County, Oregon, to-wit:

Parcel No. 1:

The following described real property located in Township 31 South, Range 11 East of the Willamette Meridian:

- Section 20: E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 29: NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 30: Government Lots 3 and 4, and SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 31: Government Lot 1, N $\frac{1}{2}$ NE $\frac{1}{4}$, and N $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 32: N $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$.

(Klamath County Assessor's Tax Lots:
3111-00000-1200-000 and 3111-00000-1500-000)

Parcel No. 2:

The following described real property located in Township 40 South, Range 10 East of the Willamette Meridian:

Section 13: SE $\frac{1}{4}$

Section 24: NE $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$

Section 25: E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ described as follows:

Beginning at a 5/8 inch steel pin found to mark the Southeast corner of said Section 25, said corner being the intersection of the center line of Taylor Road, a County Road, with the Southerly production of a North-South fence line; thence from said point of beginning along the South line of said Section 25 and along the center line of said Taylor Road South 89°51'07" West 2109.42 feet to a 5/8" steel pin; thence North 00°11'59" East 527.51 feet along a fence line and the Southerly extension thereof to a 5/8" steel pin set on the Northerly bank of the irrigation canal; thence North 79°02' East 385.68 feet; thence North 30°51' East 152.21 feet; thence North 84°51' East 519.87 feet; thence North 74°20' East 228.22 feet; thence North 0°11'59" East 485.55 feet to a point on the North line of the South one-half of said Southeast one-quarter; thence along said North line North 89°54'32" East 920.13 feet to a 5/8" capped pin found to mark the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of said Section 25; thence along the East line of said Section 25 South 00°22'23" West 1321.92 feet to the point of beginning;

Reserving therefrom an easement and right of way for roadway purposes on, over, and across a strip of land 25.00 feet in width, measured at right angles, the center line of which is described as follows:

Beginning at a point on the South line of said Section 25, said point being on the center line of Taylor Road, from which point the Southeast corner of said Section 25 bears North 89°53'07" East 1356.62 feet; thence from said point of beginning North 01°41'10" East 758.81 feet to a point on the Northerly boundary of the above described parcel, said roadway easement and right of way being bounded on the East and on the West by existing fences.

ALSO

Reserving therefrom an easement and right of way for an irrigation pipe line on, over, and across the West 5.00 feet, measured at right angles, of the above described 46.968 acre parcel being conveyed.

(Klamath County Assessor's Tax Lots:
4010-02500-00800, 4010-00000-1900,
4010-00000-2900, and 4010-2500-00100)

Parcel No. 3:

The following described real property located in Township 40 South, Range 11 East of the Willamette Meridian:

Section 18: Government Lot 4 (being SW $\frac{1}{4}$ SW $\frac{1}{4}$)

Section 19: Government Lot 1 (being NW $\frac{1}{4}$ NW $\frac{1}{4}$)

Section 30: Government Lot 2 (being SW $\frac{1}{4}$ NW $\frac{1}{4}$)
Government Lots 3 & 4 (being W $\frac{1}{2}$ SW $\frac{1}{4}$)

Section 31: Government Lot 1, NE $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ of Government Lot 2, the E $\frac{1}{2}$ of Government Lot 2 EXCEPT that part lying South of Adams Canal, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ EXCEPT that part lying South of Adams Canal.

(Klamath County Assessor's Tax Lots:
4011-00000-4300, 4011-00000-6600,
4011-00000-6700, and 4011-3100-00200)

Parcel No. 4:

The NE $\frac{1}{4}$ of Section 36, Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM those portions conveyed to United States of America by Deeds recorded as follows: Deed recorded October 15, 1906 in Deed Book 21 at page 304; Deed recorded March 5, 1909 in Book 25 at page 571; Deed recorded in Book 41 at page 607; Deed recorded March 19, 1914 in Book 41 at page 608; Deed recorded April 7, 1914, in Book 42 at page 23; Deed recorded February 2, 1932 in Book 97 at page 8.

(Klamath County Assessor's Tax Lot:
4010-03600-00100)

The consideration for this deed is property or value not stated in dollars.

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.

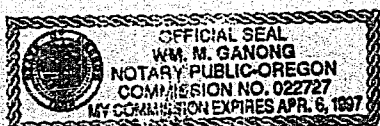
DATED THIS 23rd day of May, 1994.

Donal H. Dean
Donal H. Dean,
Trustee of the Julie M. Dean 1982 Living Trust

Julie M. Dean
Julie M. Dean,
Trustee of the Julie M. Dean 1982 Living Trust

STATE OF OREGON, County of Klamath) ss.

ON THIS 23rd day of May, 1994 personally appeared before me this above-named Donal H. Dean and Julie M. Dean as Trustees of the Julie M. Dean 1982 Living Trust and acknowledged the foregoing instrument to be their voluntary act and deed.



Wm M Ganong
Notary Public for Oregon
My Commission Expires: 4-6-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. M. Ganong the 16th day of June A.D., 19 94 at 11:20 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 18974.

FEE \$45.00

Evelyn Biehn County Clerk
By D. Mullen