

88678

WARRANTY DEED

MTC 30077-HF

Vol 194 Page

30036

KNOW ALL MEN BY THESE PRESENTS, that **WILLIAMSON RIVER ASSOCIATES, A LIMITED PARTNERSHIP** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PAT HUBBARD** 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

**** DOUBLE J-LAND AND CATTLE COMPANY, AN OREGON ASSUMED BUSINESS NAME**

This document is being re-recorded to correct the vesting of the grantee on the Warranty Deed previously recorded May 16, 1994 in Vol 194, page 15456 of the Microfilm Records of Klamath County, Oregon.

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."

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 aid 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 \$ **165,000.00**

See ORS 93.030.)

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 _____, 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

Williamson River Assoc by
WILLIAMSON RIVER ASSOCIATES
FRED W. KOEHLER, General Partner

CALIFORNIA
STATE OF OREGON, County of **SANTA CLARA** ss.
The foregoing instrument was acknowledged before me this **4/28** day of **1994**, by **FRED W. KOEHLER, JR**, **GENERAL PARTNER**, secretary of **WILLIAMSON RIVER ASSOCIATES, A LIMITED PARTNERSHIP** a corporation organized under the laws of the State of **CALIFORNIA**, on behalf of the **XXXXXX** Partnership.
Notary Public for Oregon **Nancy C. Manela**
My commission expires: **11-18-94** (SEAL)



WILLIAMSON RIVER ASSOCIATES

GRANTOR'S NAME AND ADDRESS
DOUBLE J. LAND AND CATTLE COMPANY
3305 MEMORIAL DRIVE
KALAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
A true and correct copy of:
DOUBLE J. LAND AND CATTLE COMPANY
3305 MEMORIAL DRIVE
KALAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Let a change to registered all tax statements shall be sent to the following address:
DOUBLE J. LAND AND CATTLE COMPANY
3305 MEMORIAL DRIVE
KALAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
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

30036-A
15457

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 2

That portion of Government lots 23 and 28 lying East of Highway 97 and that portion of Government Lot 22 lying West of Williamson River situated in the SE1/4 of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5183

State of CALIFORNIA

County of SANTA CLARA

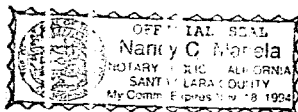
On 4/28/94 before me, NANCY C. MANELA, NOTARY

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)

himself &
Williamson River
Association

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

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Mountain Title Co.

NUMBER OF PAGES 1 DATE OF DOCUMENT 4/28/94

SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of May A.D., 19 94 at 3:57 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 15456

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mulendore



INDEXED

OK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Sept A.D., 19 94 at 3:25 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 30036

FEE \$10.00

Evelyn Biehn - County Clerk

By Pauline Mulendore