

89156

MTC 34031-10-

**Vol. m94 Page 30941**

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, STEPHEN R. ANDERSON, of the County of San Diego, State of California, for and in consideration of the sum of ONE DOLLAR to THE STEPHEN R. ANDERSON 1987 TRUST, a trust created by and for the benefit of STEPHEN R. ANDERSON and JOANNE R. ANDERSON, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said THE STEPHEN R. ANDERSON 1987 TRUST, its heirs and assigns forever, all that certain

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BETTENDORF ENTERPRISES, INC., A CALIFORNIA CORPORATION, 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

**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 \$

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 25 day of October, 19 77;  
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 \_\_\_\_\_ ) ss.

TRUSTEES OF THE STEPHEN R. ANDERSON 1987  
STEPHEN R. ANDERSON, TRUSTEE

Personally appeared the above named  
STEPHEN R. ANDERSON, TRUSTEE OF THE  
STEPHEN R. ANDERSON 1987 TRUST

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

**Before me:**

**Notary Public for Oregon**  
**My commission expires:**

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 \_\_\_\_\_ (SEAL)  
My comission expires: \_\_\_\_\_

TRUSTEES OF THE STEPHEN R. ANDERSON 1987  
4875 SPRING ROAD  
MOORPARK, CA 93021

GRANTOR'S NAME AND ADDRESS  
BETTENDORF ENTERPRISES, INC.  
P.O. BOX 4689  
ARCATA, CA 95521

APR 20 1968  
BETTENDORF ENTERPRISES, INC.  
P.O. BOX 4689  
ARCATA, CA 95521

Until a change is requested all tax statements shall be sent to the following address:

**BETTENDORF ENTERPRISES, INC**  
**P.O. BOX 4689**  
**ARCATA, CA 95521**

STATE OF OREGON,

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**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

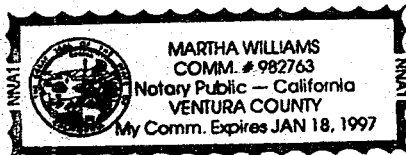
No. 5193

State of California  
County of Ventura

On Oct. 3, 1994 before me, Martha Williams, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Stephen R. Anderson  
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.

Martha Williams  
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)  
Stephen R. Anderson, Trustee  
of the Stephen R. Anderson  
1987 Trust

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 Warranty Deed - State of Oregon  
NUMBER OF PAGES One (1) DATE OF DOCUMENT \_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

# EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1

A parcel of land situated in the NW 1/4 NW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a cased monument marking the Southwest corner of said NW 1/4 NW 1/4 of Section 22, said monument being the intersection of the centerlines of Washburn Way and Joe Wright Road; thence North 0 degrees 14' East along the centerline of Washburn Way a distance of 415.5 feet to a point; thence South 89 degrees 25' East a distance of 30.0 feet to a 5/8" iron pin marking the true point of beginning of this description; thence continuing South 89 degrees 25' East a distance of 291.55 feet to the Southwesterly right of way line of the Modoc Northern Railroad; thence North 33 degrees 33' 30" West along said right of way line a distance of 524.15 feet to a point on the East line of Washburn Way; thence South 0 degrees 14' West along said East line a distance of 433.85 feet, more or less to the true point of beginning.

## PARCEL 2

A parcel of land situated in the NW 1/4 NW 1/4, Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Washburn Way as the same is presently located and constructed, from which point the monument marking the Northwest corner of said Section 22 bears North 89 degrees 25' West 30.0 feet and North 0 degrees 14' East 921.6 feet distant; thence South 0 degrees 14' West along said Easterly right of way line 385.5 feet to its intersection with the Northerly right of way line of Joe Wright Road as the same is presently located and constructed; thence South 89 degrees 25' East along said Northerly right of way line 550.55 feet to its intersection with the Southwesterly right of way line of the Modoc Northern Railroad as the same is presently located and constructed; thence North 33 degrees 33' 30" West along said Southwesterly railroad right of way line 465.75 feet to an iron pin; thence North 89 degrees 25' West 291.55 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land located in NW 1/4 NW 1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the North 1/16 corner common to Section 21 and 22; thence North 00 degrees 33' 20" East, along the centerline of Washburn Way, 30.00 feet; thence South 89 degrees 09' 55" East 30.00 feet to the intersection of the East boundary of Washburn Way with the North boundary of Joe Wright Road for the true point of beginning of this description; thence South 89 degrees 09' 55" East, along the North boundary of Joe Wright Road, 25.00 feet; thence North 44 degrees 18' 10" West, 35.44 feet to the East boundary of Washburn Way, thence South 00 degrees 33' 20" West, along the East boundary of Washburn Way, 25.00 feet to the true point of beginning, containing 312 square feet, more or less; the basis of bearings for this description is Survey No. 2604 on file in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 4th day  
of Oct A.D., 19 94 at 2:43 o'clock p M., and duly recorded in Vol. M94  
of Deeds on Page 30941

FEE \$40.00

Evelyn Biehn County Clerk

By Dianne M. Mendenhall