

12-02-94A10:18 RCV

KNOW ALL MEN BY THESE PRESENTS, That

MALIN GRAIN & FEED CO., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT, 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 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 220,000.00

See ORS 93.030.)

In construing this deed and when 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 1st day of December, 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.

STATE OF OREGON,

County of ss.

Personally appeared the above named MALIN GRAIN & FEED CO.

MALIN GRAIN & FEED CO.

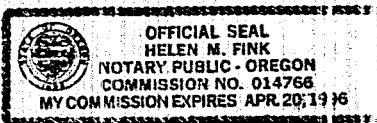
Chris Kandra, President

Craig Fleck, Secretary

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 Klamath ss.

The foregoing instrument was acknowledged before me this December 1, 1994, by CHRIS KANDRA, president, and by CRAIG FLECK, secretary of MALIN GRAIN & FEED CO.

OREGON corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

MALIN GRAIN & FEED CO.

P.O. BOX 433

MALIN, OR 97632

GRANTOR'S NAME AND ADDRESS
LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT

1930 ROUND LAKE ROAD

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT

1930 ROUND LAKE ROAD

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT

1930 ROUND LAKE ROAD

KLAMATH 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 1994, 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

EXHIBIT "A" LEGAL DESCRIPTION

36770

PARCEL A:

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which lies East a distance of 275 feet from the Southwest corner of said NW1/4 of the NE1/4 of Section 21, and which point is also on the Easterly right of way line of the Great Northern Railroad, and running thence; Continuing East along the South line of the NW1/4 of the NE1/4 of said Section, Township and Range, a distance of 1031.6 feet to a point; thence North parallel to the West line of the NW1/4 of the NE1/4 of said Section 21, a distance of 844.5 feet to a point; thence West parallel to South line of the NW1/4 of the NE1/4 of said Section 21, a distance of 1031.6 feet to a point on the Easterly right of way line of the Great Northern Railroad; thence South along the Easterly right of way line of the Great Northern Railroad, and parallel to the Westerly line of the NW1/4 of the NE1/4 of said Section 21, a distance of 844.5 feet, more or less, to the point of beginning, said tract being in the NW1/4 of the NE1/4 of said Section 21;

SAVING AND EXCEPTING that certain parcel of land deeded by Acme Packing & Provision Company, Inc., a Washington corporation to Great Northern Railway Company by deed recorded June 19, 1942, in Book 148, page 114, Deed Records of Klamath County, Oregon, described as follows:

All that portion of the NW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying within 12.5 feet on the Westerly side and 8.5 feet on the Easterly side both at right angles from the following described center line and said center line produced 8.5 feet of a proposed spur tract. Commencing at a proposed Headblock in the center line of the maintrack of the right of way of the Great Northern Railway Co. as now constructed and operated, distant there along 2,082 feet, more or less, from its intersection with the North line of said Section 21; thence Northerly along a No. 11 Turnout curve to the right through an angle of 5 degrees 12', a distance of 90 feet; thence Northeasterly and tangent 100.4 feet; thence Northeasterly along a 6 degree curve to the right through an angle of 23 degrees 00' 30" a distance of 383.5 feet; thence along a 7 degrees 30' curve to the left through an angle of 28 degrees 12' 30" a distance of 376.1 feet, more or less, to a point distance 12.5 feet at right angles Easterly of the Easterly margin of the right of way or lands of the said Railway Co.; thence Northerly and parallel with said Easterly margin 618.5 feet to the end of this description, except right of way or lands of the said Railway Company.

PARCEL B:

Farm Unit "D" or the Lot 1 and the SW1/4 of the NE1/4 of Section 21, Township 41 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, except those portions deeded to the Great Northern Railway Company, a corporation, recorded in Book 95, page 198, Deed Records of Klamath County, Oregon, on December 4, 1931; and that portion recorded in Book 97, page 471, Deed Records of Klamath County, Oregon, on June 17, 1932.

PARCEL C:

The NE1/4 NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and NW1/4 NE1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian LESS 6.33 acres to Great Northern Railway Company described in Deed recorded in Volume 95, page 557, Deed Records of Klamath County, Oregon and LESS 20 acres, more or less, to Acme Packing Company described in Deed recorded in Volume 146, page 426, Deed Records of Klamath County, Oregon, all being part of Government Lot "A", Section 21, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 2nd day of Dec A.D. 19 94 at 10:18 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 36769.

FEE \$35.00

Evelyn Biehn
By Quylene M. Bendare County Clerk