



R-47370

STATUTORY WARRANTY DEED  
(Individual or Corporation)

SHERRY G. ERIKSEN

, Grantor,

conveys and warrants to YOUNG'S CUT STOCK, INC.

, Grantee.

the following described real property in the County of Klamath and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT:

Subject to: Reservations and restrictions of record, rights of way and easements  
of record and those apparent upon the land, contracts and/or liens for irrigation  
and/or drainage.

The true consideration for this conveyance is \$ 90,000.00 (Here comply with the requirements of ORS 93.030\*).

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 SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

DATED this 25th day of November 19 94 If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

Sherry G. Eriksen  
SHERRY G. ERIKSEN

STATE OF OREGON, County of Deschutes )ss.

The foregoing instrument was acknowledged before me  
this 1st day of Dec. 19 94

by Sherry G. Eriksen

OFFICIAL SEAL  
NANCY K. BLACKBURN  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 02474  
MY COMMISSION EXPIRES MAY 17, 1997  
Nancy K. Blackburn  
Notary Public for Oregon  
My commission expires: 5-17-97

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

After recording return to:  
YOUNG'S CUT STOCK, INC.  
P.O. Box 222  
Crescent, Oregon 97733

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the below address.

YOUNG'S CUT STOCK, INC.  
P.O. Box 222  
Crescent, Oregon 97733

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT A

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the W½NE¼ of Section 30, Township 24 South, Range 9 E.W.M., and being portions of Lots, Blocks and Vacated Streets in the Townsite of Crescent, Oregon as described in Deed from Ora F. Blay to Carl L. and Sherry G. Ericksen, dated September 18, 1956, recorded September 28, 1956, in Volume 287 page 73, Deed records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the East line of the NW¼NE¼ which bears S. 0°05'59" E. a distance of 977.03 feet from the Northeast corner thereof; thence continuing S. 0°05'59" E. along the East 1/16 line of said Section a distance of 345.88 feet to the Northeast 1/16 corner of said Section 30; thence continuing S. 0°05'59" E. along the 1/16 line a distance of 84.99 feet to steel rod; thence S. 38°58'09" W. along the Westerly line of Vacated Lot 1 in Block 8, Crescent Townsite a distance of 103.51 feet to a steel rod; thence S. 51°01'51" E. a distance of 84.03 feet to a steel rod on said East 1/16 line; thence S. 0°05'59" E. a distance of 37.78 feet to a steel rod marking the Northeast corner of Crescent Water Association parcel as described in Volume M66 page 12575; thence following the perimeter of said parcel, West 50 feet; South 50 feet and East 50 feet to a steel rod on the relocated Westerly right-of-way line of Main Street; thence S. 38°58'09" W. along said relocated right-of-way a distance of 90.5 feet, more or less, to the most Easterly corner of parcel described in Deed from Eriksen to Barstad, recorded in Volume M90 page 8900, Deed records of Klamath County, Oregon; thence N. 51°01'51" W. along the Northerly line of said parcel a distance of 130.0 feet to the most Northerly corner thereof; thence S. 38°58'09" W. a distance of 70.0 feet to a Brass cap monument marking the Initial Point of Crescent Heights Subdivision; thence N. 51°01'51" W. along the Northerly line of said Subdivision a distance of 330.0 feet to the most Northerly corner thereof; thence N. 15°00'13" E. a distance of 10.0 feet; thence N. 55°46'32" W. a distance of 220.94 feet to the Easterly right-of-way line of U. S. Highway #97; thence N. 15°00'13" E. along said right-of-way line a distance of 307.21 feet to the Southwesterly corner of parcel described in Deed Volume M93 page 18637, records of Klamath County, Oregon; thence S. 74°59'47" E. a distance of 200.0 feet; thence N. 15°00'13" E. a distance of 200.0 feet to the Northeast corner of said parcel; thence S. 74°59'47" E. a distance of 326.07 feet, more or less, to the point of beginning. The bearings and distances in this description are as shown on County Survey #2566.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 2nd day  
of Dec A.D., 19 94 at 3:50 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 36916

Evelyn Bialm County Clerk  
By Richard Miller

FEE \$35.00