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94425

QUITCLAIM DEED

Vol m95 Page 2528

KNOW ALL MEN BY THESE PRESENTS, That LOUDEAN LYON formerly Loudean Orem, hereinafter called grantor,
for the consideration hereinafter stated, does hereby remise, release and quitclaim unto
OREM LAND COMPANY, an Oregon General Partnership
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest
in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any
way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL I:

A parcel of land situated in Section 12, T. 41 S., R. 11 E.W.M., being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northwest corner of said Section 12; thence S. 00°01'03" E. along the West line of said Section 12, 3847.34 feet to a Brass Cap monument marking the Southwest corner of said Lot 12; thence N. 74°36'46" E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines Road, a county road; thence continuing N. 74°36'46" E. along said Lot South line, 1073.72 feet and the point of beginning for this description; thence N. 63°03'00" E., a distance of 605.40 feet, to a Brass Cap; thence N. 75°24'00" E. a distance of 233.97 feet to the United States Bureau of Reclamation right of way; thence S. 00°52'59" W. to a set 5/8" x 30" iron pin; thence West 786.52 feet to the point of beginning.

PARCEL II:

All that portion of the E1/2, Section 8, lying North and East of Lost River;

(Legal Continued)

**** WITHDRAWAL FROM PARTNERSHIP**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- **

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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.

Loudean Lyon
Loudean Lyon

STATE OF OREGON, County of Klamath ss.

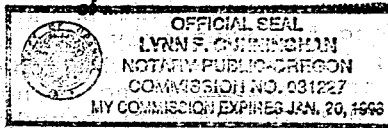
This instrument was acknowledged before me on 1-30, 1995.

by LOUDEAN LYON

This instrument was acknowledged before me on 1-30, 1995.

by

as



Lynne S. Cunningham
Notary Public for Oregon
My commission expires 1-20-96

<u>LOUDEAN LYON formerly</u>	
<u>Loudean Orem</u>	
Grantor's Name and Address	
<u>OREM LAND COMPANY, an</u>	
<u>Oregon General Partnership</u>	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	
<u>GIACOMINI & KNIPE</u>	
<u>706 Main Street</u>	
<u>Klamath Falls, OR 97601</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
<u>OREM LAND COMPANY</u>	
<u>20000 Highway #50</u>	
<u>MERRILL, OREGON 97633</u>	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____, Deputy

The following described portion of Lot 2 of Section 8: Beginning at the Northeast corner of Lot 2, Section 8; thence due South 11 chains; thence West 4.67 chains; thence due North 12.25 chains to the North boundary of said Lot 2; thence due East 4.50 chains to the place of beginning, being a part of said Lot 2;

The NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ and all of that portion of the SW $\frac{1}{4}$ of Section 9 lying Northerly and Easterly of Lost River;

All that portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ and of the NW $\frac{1}{4}$ of Section 16 lying Northerly and Easterly of Lost River, EXCEPT the following described portion thereof: That part of Lot 2 and of Lot 9 of Section 16 lying South of "J" Canal and Easterly of the New State Highway;

Lot 13 of Section 16;

All of the above described property situated in T. 41 S., R. 11 EWM.

SAVING AND EXCEPTING from the above described property the following:

Right of way conveyed to the Modoc Northern Railway Company by deed recorded on Page 138, Vol. 30 of Deeds and by deed recorded on Page 528, Vol. 34 of Deeds, Records of Klamath County, Oregon.

Right of way conveyed to the Great Northern Railway Company by deed recorded on Page 627 and on Page 628, Vol. 84 of Deeds.

Right of way conveyed to Central Pacific Railway Company by Deed recorded on Page 322, Vol. 85 of Deeds.

Right of way conveyed to the United States of America for Lower Lost River Channel Improvement by deed recorded on Page 168, Vol. 261 of Deeds.

PARCEL III

In Section 17, T. 41 S., R. 11 EWM: Lot 5; the S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; the South 660 feet of Lot 6; Lot 1 EXCEPT the North 660 feet; the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$; the North 660 feet of Lot 2; and Lot 7 EXCEPT the south 660 feet;

In Section 16, T. 41 S., R. 11 EWM: The N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; all that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and of the South 660 feet of Lot 4, and of the North 660 feet of Lot 5 lying South and West of Lost River, EXCEPT 4.3 acres, more or less, heretofore conveyed to the U.S.A. by deed recorded January 6, 1923, Vol. 59, Page 447, Deed Records of Klamath County, Oregon;

TOGETHER WITH 245 shares of stock in the Van Brimmer Ditch Company, which represents water rights for the land and goes with the land.

PARCEL IV:

All that portion of the W $\frac{1}{2}$ of Section 7, T. 41 S., R. 11 EWM, lying Northerly of Lost River, EXCEPTING that portion thereof described as follows:

Commencing at the quarter section corner on the West boundary of said Section 7, running thence due East along the Southerly line of Lot 2 of said Section, a distance of 10 chains; thence due South 2 chains to the left or North bank of Lost River; thence following the meander line of said river upstream to its intersection with the West boundary line of said Section 7; and thence North on said boundary line to the place of beginning, AND ALSO EXCEPTING THEREFROM the following:

That portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 7 conveyed to Central Pacific Railway Company by deed dated January 21, 1929, recorded February 15, 1929, in Deed Vol. 85, Page 302, Records of Klamath County, Oregon.

That portion of above described property conveyed to United States of America by deed dated April 26, 1933, recorded May 26, 1933, in Deed Vol. 101, Page 91, Records of Klamath County, Oregon.

That portion of the above described property conveyed to United States of America by deed dated September 13, 1938, recorded December 12, 1938, in Deed Vol. 119, Page 165, Records of Klamath County, Oregon.

PARCEL V:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ and all that part of Lot 8 lying South of the U.S.R.S. Irrigation lateral known as the Robinson Lateral as now located and constructed, which lateral extends across said Lot 8 in an Easterly-Westerly direction, all in Section 9, R. 41 S., R. 11 EWM.

ALSO all that part of Lot 1 of Section 16, T. 42 S., R. 11 EWM., lying North of the U.S.R.S. "J" Canal as now located and constructed.

PARCEL VI:

All that portion of the S $\frac{1}{4}$ N $\frac{1}{4}$ SW $\frac{1}{4}$ and S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10 and all that portion of Lots 2 and 3 of Section 15 which lies West of the West line of the 9-E-2 Drain which runs North and South through the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10 and which lies West of the West line of said Drain extended North to the North line of the S $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and South to the South line of Lot 2 of Section 15, all lying in T. 41 S., R. 11 EWM.

SAVING AND EXCEPTING THEREFROM all that portion of Lots 2 and 3 of said Section 15 situate in the following described parcel:

Beginning at the Southwest corner of Lot 3, thence following the boundary line N. 84°45' E. 1815 feet; thence N. 76°30' E. 852 feet to the Southerly corner of Lot 2; thence West 2652 feet, more or less, to the West line of Lot 3; thence South to the point of beginning.

TOGETHER WITH an easement for ingress and egress to and from the above described property over the North 30 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 10.

PARCEL VII:

The S $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{4}$ S $\frac{1}{4}$ NE $\frac{1}{4}$; South 660 feet of Lots 2 and 7, and all of Lots 3, 4, 8, 9, and 10 of Section 17, and S $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ and South 660 feet of Lot 5 in Section 16, all being in T. 41 S., R. 11 EWM., LESS portion Lot 5, Section 16, conveyed to United States of America by Deed Vol. 59, Page 447.

PARCEL VIII:

All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying East of the 9-E-2 Drain in Section 10, EXCEPT THEREFROM the North 351 feet thereof and that portion of Lot 2, in Section 15, lying East of the 9-E-2 Drain and North of the North right of way line of the "J" Canal, all being in T. 41 S., R. 11 EWM.

PARCEL IX:

The S $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, T. 41 S., R. 11 EWM., which lies Easterly of the Northerly extension of the East line of the 9-E-2-A Drain which runs North and South through the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 10.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Giacomini & Knieps the 3rd day
of Feb A.D. 19 95 at 9:52 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 2528.

FEE

\$40.00

Bernetha G. Letsch County Clerk

By Catherine M. Miller

QUITCLAIM DEED

(Loudean Lyon to Orem Land Company)