



94828

K-46703  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

02-14-95 10:52 RCVD

Vol m95 Page 3227

DOUBLE J LAND AND CATTLE COMPANY

conveys and warrants to

NEW PRIME, INC., A NEBRASKA CORPORATION

the following described real property in the County of KLAMATH

Grantor

Grantee

and State of Oregon

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

## SUBJECT TO:

1. 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.
2. Trust Deed, including the terms and provisions thereof, dated December 20, 1990, recorded January 14, 1991, in Volume M91 page 895, Mortgage Records of Klamath County, Oregon, in favor of Fred W. Koehler, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions thereof.
3. Trust Deed, including the terms and provisions thereof, dated December 20, 1990, recorded January 17, 1991, in Volume M91 page 1136, Mortgage Records of Klamath County, Oregon, in favor of Klamath Country Corners, a California Limited Partnership, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions thereof.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 115,000.00 (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 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.

DATED this 17th day of January 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

DOUBLE J LAND AND CATTLE COMPANY

BY:

STATE OF OREGON, County of Klamath  
The foregoing instrument was acknowledged before me  
this 17th day of January 19 95  
by Pat Juhl as registered agent for  
Double J Land and Cattle CompanyNotary Public for Oregon  
My commission expires:CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:  
New Prime, Inc.  
C/o Art Curtis, Attorney at Law  
1340 East Woodhurst  
Springfield, Missouri 65804  
NAME, ADDRESS, ZIPUntil a change is requested all tax statements shall be sent to the following address:  
New Prime, Inc.  
c/o Art Curtis, Attorney at Law  
1340 East Woodhurst  
Springfield, Missouri 65804  
NAME, ADDRESS, ZIP

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

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

PARCEL 1: That portion of Government Lots 23 and 28 lying West of Highway #97, situated in the SE $\frac{1}{4}$  of Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: A parcel of land located in portions of Government Lots 33 and 34 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Government Lot 33 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, from which point the South one-quarter section corner of said Section 16 bears South 00°09'40" East 1320.43 feet distant; thence along the North line of said Lot 33 North 89°49'56" East 202.69 feet to its intersection with the Westerly right-of-way line, of U. S. Highway 97; thence along said right-of-way line, 70.00 feet distant from the centerline of said Highway 97, South 3°46'44" West 82.14 feet to the beginning of a spiral curve at Highway Station 3259+74.9; thence following the right-of-way line Southerly along an offset spiral curve to the left 125.29 feet, the long chord of which bears South 3°43'36" West 125.29 feet; (the centerline spiral having a central angle "S" of 1°36' and an increase in degree of a curve per station "a" of 0.2) thence along a jog in said right-of-way line South 86°23'17" East 20.00 feet; thence along an offset spiral, 50.00 feet distant from said centerline spiral 276.16 feet, the long chord of which bears South 3°01'35" West 276.16 feet to the P.S.C. of the spiral curve at Highway Station 3263+74.9; thence South 78°10'40" West 248.01 feet to a point on the Northeasterly right-of-way line of State Highway 62; thence following said right-of-way line 259.04 feet along the arc of a 5779.6 foot radius curve to the left, the long chord of which bears North 25°48'58" West 259.01 feet; thence along an offset spiral curve to the left, 50.00 feet from the centerline of said Highway 62 (the centerline spiral having a central angle "S" of 2°00' and an increase in degree of curve per station "a" of 0.25) 340.93 feet, the long chord of which bears North 28°18'50" West 340.90 feet; thence, leaving said highway right-of-way line, North 89°49'56" East 322.72 feet to the point of beginning.

Saving and excepting that portion acquired by the State of Oregon in Stipulated Final Judgment filed in Circuit Court Case 90-1489 CV, recorded in Volume M91 page 1136 and recorded in Volume M91 page 1523, Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co  
of Feb A.D., 19 95 at 10:52 o'clock A.M., and duly recorded in Vol. M95  
of Deeds on Page 3227

FEE \$35.00

Bernetha G. Letsch  
By [Signature] County Clerk