MOUNTAIN TITLE COMPANY

<u> 3 99663 </u>	MOUNTAIN TITLE COMPAN 06-05-95A10:10 RCV	Vol M95 Page 1191
KNOW ALL MEN BY T	WARRANTY DEED HESE PRESENTS, That	Vol. M95 Hage 14709
hereinafter called the granto JEFFREY QUINOWSKT	, an Oregon Corporation or, for the consideration hereinafter stated, to and ANNETTE QUINOWSKI, husband and	wife , hereinafier called
the certain real property, wi situated in the County of	t, bargain, sell and convey unto the said grantee ith the tenements, hereditaments and appurtena KLAMATH and State of Oregon, desc A WHICH IS MADE A PART HEREOF BY T	nces thereunto belonging or appertaining, ribed as follows, to-wit:
THIS DOO	UMENT IS BEING RE-RECORDED TO CORRE	OCT LEGAL DESCRIPTION
"This instrument will no laws and regulations. Before check with the appropriate c	MOUNTAIN TITLE COl of allow use of the property described in this inst e signing or accepting this instrument, the perso ity or county planning department to verify app forest practices as defined in ORS 30.930."	trument in violation of applicable land use on acquiring fee title to the property should
And said grantor hereby is lawfully seized in fee simp	e same unto the said grantee and grantee's he covenants to and with said grantee and grantee's ple and the above granted premises, free from apparent upon the land, if any, as	sheirs, successors and assigns, that grantor all encumbrances except those of
and demands of all persons	ever defend the said premises and every part at whomsoever, except those claiming under the sideration paid for this transfer, stated in term	nd parcel thereof against the lawful claims above described encumbrances, ns of dollars, is \$ 147,500.00
In construing this deed changes shall be implied to In Witness Whereof, the	and where the context so requires, the singula make the provisions hereof apply equally to co grantor has executed this instrument this <u>8t</u> s caused its name to be signed and self uffixed rs.	orporations and to individuals. h_day ofMay, 19_95;
Personally appeared the W. C. RANCH, INC.	above named	
and acknowledged the		
Notary Public for My commission exp	Oregon May 5, 19 pires: presiden	County of Klamath) ss. g instrument was acknowledged before me this 95, by Michael B. Wray t, and by John W. Dey ary of W.C. Ranch, Inc.
OFFICIAL KRISTI LA NOTARY PUBLIC COMMISSION N MY COMMISSION EXPIRE	SEAL REDD - OREGON 0. 010431 S NOV. 16, 1995 My commission expires:	
W. C. RANCH, INC. 17356 HILL ROAD KLAMATH FAILS, OR		STATE OF OREGON, SS. County of
JEFFREY QUINOWSKI 4327 SHASTA WAY KLAMATH FALLS, OR	and ANNETTE QUINOWSKI	I certify that the within instrument was received for record on the, 19, at c'clock M., and recorded
GRANTEE'S NAME	and ANNETTE QUINOWSKI RECORDERS USE 97603	in book on page or as file/reel number. Record of Deves of said county: Witness my hand and seal of County affixed.
Until a change is requested all tax statements shall be sent to		Recording Officer
KLAMATH FALLS. OR		ByPeputy

EXHIBIT "A" LEGAL DESCRIPTION

Reserving unto the Grantor his heirs, successors and assigns an irrigation easement for the benefit of Grantee's adjoining lands, the Easterly 15 feet of the NW1/4 of the NW1/4 of Section 16, commencing at the USBR "G" Canal and running Northerly to the Section line common to Sections 16 and 21, also the Easterly 15 feet of the SW1/4 of the SW1/4 of Section 16 lying Southerly of Hill Road, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, including ingress, egress and maintenance.

All the following described real property situated in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 16: The SW1/4 of the SW1/4 lying Southerly of Hill Road and excepting therefrom any portion of the SW1/4 of the SW1/4 lying Southwesterly of the Great Northern Railroad right of way.

Section 20: Government Lot 4

Section 21: Government Lots **x, 9, 10 and 11, EXCEPTING that portion of Government Lot 9, lying South of Lost River. ALSO EXCEPTING that portion of Government Lot 11 lying within the following description:

Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Great Northern Railroad right of way from which the section corner common to Section 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian bears North 53 degrees 48′ 36″ West a distance of 667.31 feet; thence North 44 degrees 00′ 00″ West along said right of way 1076.20 feet to a point on the Northerly line of a tract of land described in Volume 360, page 132, Deed Records of Klamath County, Oregon; thence North 73 degrees 00′ 00″ West along said Northerly line 276.12 feet to a point on the Southeasterly right of way line of Zuckerman Road; thence South 33 degrees 09′ 20″ West along said Southeasterly right of way line 331.87 feet; thence South 50 degrees 47′ 36″ East 292.42 feet to a point on the South line of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Southerly along the high water line of Lost River the meander line of which is as follows: South 48 degrees 52′ 32″ East 232.66 feet; thence South 52 degrees 04′ 05″ East 237.81 feet; thence leaving said high water line North 63 degrees 04′ 05″ East 108.12 feet; thence South 26 degrees 20′ 35″ East 105.18 feet; thence South 44 degrees 00′ 00″ East 162.43 feet; thence North 78 degrees 45′ 30″ East 354.64 feet to the point of beginning. Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Great East 354.64 feet to the point of beginning.

TOGETHER with an easement 20 feet in width for the purpose of egress and ingress, the centerline of which is more particularly described as follows: Commencing at the most Southeasterly corner of the above described parcel; thence North 44 degrees 00' 00" West 392.41 feet to the point of beginning for this easement; thence South 48 degrees 51' 55" West 168.04 feet; thence South 70 degrees 36' 00" West 110 feet.

STATE O	FOREGON: COU	NTY OF KLAMATH: ss.	The state of the s
Filed for r	ecord at request of May	Mountain Title Co A.D., 19 95 at 9:49 o'clock A M., and duly	the Debarrance of the property
J1		f <u>Deeds</u> on Page <u>11912</u>	
FEE	\$35.00	INDEXED By Queues	G. Letsch, County Cerk
		<u>and a summer of the state of t</u>	A CONTRACTOR OF THE STATE OF TH
STATE O	F OREGON: COU	NTY OF KLAMATH: ss.	
Filed for r	ecord at request of	Mountain Title Co	the 5th day
of	June	A.D., 19 95 at 10:10 o'clock A M., and dul	709 .
FEE \$10	0.00	By Japan Bernetha	G. Kitsch, County Clerk