

2262

K-48085

WARRANTY DEED—STATUTORY FORM  
CORPORATE GRANTOR

1795

17118



A. LEVY &amp; J. ZENTNER CO.,

a corporation duly organized and existing under the laws of the State of California Grantor,  
conveys and warrants to MLM PROPERTY LLC, an Oregon Limited Liability Company,

Grantee, the following described real property free of encumbrances except as  
specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT "A" attached hereto

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except

SEE EXHIBIT "A" attached hereto

The true consideration for this conveyance is \$95,868.00... (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on 19.95.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(CORPORATE SEAL)

A. LEVY &amp; J. ZENTNER CO.

By

President

By

Asst. Secretary

STATE OF OREGON, County of ) ss.

Personally appeared

and

19 95

who, each being first duly sworn, did say that the former is the

president and that the latter is the

secretary of A. LEVY &amp; J. ZENTNER CO.

a corporation, and that the seal affixed to the foregoing instrument  
is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its  
board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon; My commission expires:

## WARRANTY DEED

A. LEVY & J. ZENTNER CO.,  
MLM PROPERTY LLC

GRANTOR

PO Box 411, Merrill, OR 97633

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

MLM PROPERTIES, L.L.C.  
P.O. Box 1010  
Merrill, OR 97633

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:MLM PROPERTY LLC  
PO Box 411  
Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of 19.

at o'clock M., and recorded  
in book/reel/volume No. on  
page or as document/tee/file,  
instrument/microfilm No.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

A parcel of land situated in Government Lots 11 and 21 of Section 16, Township 41 South, Range 11 EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marking the intersection of the Southerly line of the S.P.R.R. right of way with the East line of said Section 16; thence North 39°38'52" West along said right of way line 227.85 feet to a 1/2 inch iron pin; thence leaving said right of way line South 10°04'45" West, 490.81 feet to a 1/2 inch iron pin on the Northerly bank of Lost River; thence along said bank South 49°44'25" East to a point on the Northerly right of way line of "State Line Road"; thence East along said right of way line to its intersection with the East line of said Section 16; thence North along said section line to the point of beginning.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; any unpaid charges or assessments of Klamath Irrigation District; Contract and Grant of Easement, including the terms and provisions thereof, from Leonard R. McNeill and Hazel M. McNeill, husband and wife, to United States of America, dated February 19, 1952, recorded August 5, 1952, in Volume 256 of Deeds page 137, records of Klamath County, Oregon; Easement and Right of Way as disclosed in Deed from James K. Lyman and Charlsie B. Lyman to A. Levy & J. Zentner, Co., a California Corporation, dated August 25, 1976 and recorded August 25, 1976 in M-76, on page 13300, records of Klamath County, Oregon, as follows: "Saving and Excepting and Reserving unto Grantors as easement and right of way over the Southwesterly 20 feet adjacent to Lost River, for ingress and egress to and from their property lying Northerly of the premises herein conveyed."; any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of Lost River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created; such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Lost River; and easements and rights of way of record and apparent thereon.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of Sacramento  
 On 6-27-95 before me, David Delehant  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared G.N. Thomas & Gabriele J. Becker-West  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

David Delehant  
SIGNATURE OF NOTARY

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL  
☒ CORPORATE OFFICER(S)  
Pres & Asst Sec  
TITLE(S)  
☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

A. Levy & J. Zentner Co.

## OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Warranty Deed  
 NUMBER OF PAGES 2 DATE OF DOCUMENT \_\_\_\_\_  
 SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 30th day  
 of June A.D., 19 95 at 11:12 o'clock A M., and duly recorded in Vol. M95,  
 of Deeds on Page 17118.

FEE \$40.00

Bernetha G. Letsch County Clerk

By Connelle Mueller