

MTC 31861 MS

## WARRANTY DEED

PACIFIC LAND VENTURE, A DISSOLVED CALIFORNIA PARTNERSHIP, BY C.M. CUQUET; M.J. MACALUSO; JACK F. BIGGS AND ANN R. BIGGS, HEIRS OF J.R. BIGGS, DECEASED; DAVID KALFSBEEK AND OLETA KALFSBEEK, HEIRS OF LEE KALFSBEEK, DECEASED; LORELEI R. OLIN AND STEVEN P. OLIN AND BRUCE M. OLIN, HEIRS OF D.S. OLIN, DECEASED; PATRICIA MYERS, HEIR OF H.C. MYERS, DECEASED; AND KATHRYN SCHOHR, HEIR OF FRED SCHOHR, DECEASED,

Grantor(s) hereby grant, bargain, sell and convey to  
DAVID KALFSBEEK,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ROUTE 1 BOX 29, WILLIAMS, CA 95987

Dated this 18th day of September, 1995

PACIFIC LAND VENTURE

SEE ATTACHED EXHIBIT "B"

## NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

Return to:

DAVID KALFSBEEK  
ROUTE 1 BOX 29  
WILLIAMS, CA 95987

EXHIBIT "A"  
LEGAL DESCRIPTION

The W1/2 E1/2 NW1/4 SW1/4 and E1/2 W1/2 NW1/4 SW1/4 in Section 7 of Township 24 South Range 7 East of the Willamette Meridian, Klamath County, Oregon, together with the right of ingress and egress over and across the following described real property, to wit: BEGINNING at the Northwest corner of Lot 7, Block 4 of CRES-DEL ACRES SECOND ADDITION, thence South along the west boundary line of said Lot 7, 172.78 feet; more or less, to the Southwest corner of said Lot 7; thence East along the South boundary line of said Lot 7, 60 feet; thence North 172.78 feet, more or less, to a point on the North boundary line of said Lot 7, which is 60 feet East of the Northwest corner of said Lot 7; thence West along the North boundary line of said Lot 7, 60 feet to the point of beginning.

SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "B"

PACIFIC LAND VENTURE, A DISSOLVED CALIFORNIA PARTNERSHIP

BY Cm Cuquet  
X C.M. CUQUET

BY MJ Macaluso  
X M.J. MACALUSO

JACK F. BIGGS, HEIR OF J.R. BIGGS

ANN R. BIGGS, HEIR OF J.R. BIGGS

DAVID KALFSBEEK, HEIR OF LEE KALFSBEEK

OLETA KALFSBEEK, HEIR OF LEE KALFSBEEK

LORELEI R. OLIN, HEIR OF D.S. OLIN

STEVEN P. OLIN, HEIR OF D.S. OLIN

BRUCE M. OLIN, HEIR OF D.S. OLIN

PATRICIA MYERS, HEIR OF H.C. MYERS

KATHRYN SCHOHR, HEIR OF FRED SCHOHR

CALIFORNIA  
STATE OF ~~OREGON~~

County of Riverside } ss.

FORM No. 23—ACKNOWLEDGMENT.  
Stevens-Ness Law Publishing Co. NL  
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 20<sup>th</sup> day of October, 1995  
before me, the undersigned, a Notary Public in and for the State of California, personally appeared the within  
named Chester Marlan Cuquet AKA Cm Cuquet

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that he..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Michelle Conebeare  
Notary Public for Oregon  
My commission expires March 10, 1997 California

SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "B"

PACIFIC LAND VENTURE, A DISSOLVED CALIFORNIA PARTNERSHIP

BY \_\_\_\_\_  
C.M. CUQUET

BY \_\_\_\_\_  
M.J. MACALUSO

*Jack F. Biggs, Heir of J.R. Biggs*  
X JACK F. BIGGS, HEIR OF J.R. BIGGS

*Ann R. Biggs, Heir of J.R. Biggs*  
X ANN R. BIGGS, HEIR OF J.R. BIGGS

DAVID KALFSBEEK, HEIR OF LEE KALFSBEEK

OLETA KALFSBEEK, HEIR OF LEE KALFSBEEK

LORELEI R. OLIN, HEIR OF D.S. OLIN

STEVEN P. OLIN, HEIR OF D.S. OLIN

BRUCE M. OLIN, HEIR OF D.S. OLIN

PATRICIA MYERS, HEIR OF H.C. MYERS

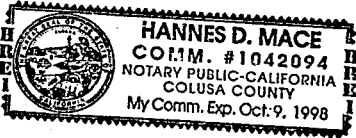
KATHRYN SCHOHR, HEIR OF FRED SCHOHR

*California*  
STATE OF OREGON,  
County of *Colusa* } ss.

FORM No. 23—ACKNOWLEDGMENT.  
Stevens-Ness Law Publishing Co. NL  
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 22<sup>nd</sup> day of September, 1995,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named JACK F. BIGGS AND ANN R. BIGGS

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that THEY..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

*Hannes D. Mace*  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 10/9/98 *California*

SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "B"

PACIFIC LAND VENTURE, A DISSOLVED CALIFORNIA PARTNERSHIP

BY

C.M. CUQUET

BY

M.J. MACALUSO

JACK F. BIGGS, HEIR OF J.R. BIGGS

ANN R. BIGGS, HEIR OF J.R. BIGGS

*David Kalfsbreek*  
X DAVID KALFSBEEK, HEIR OF LEE KALFSBEEK

*Oleta Kalfsbreek*  
X OLETA KALFSBEEK, HEIR OF LEE KALFSBEEK

notarize

LORELEI R. OLIN, HEIR OF D.S. OLIN

STEVEN P. OLIN, HEIR OF D.S. OLIN

BRUCE M. OLIN, HEIR OF D.S. OLIN

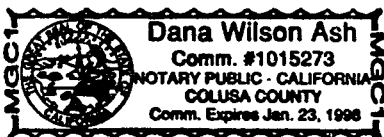
PATRICIA MYERS, HEIR OF H.C. MYERS

KATHRYN SCHOHR, HEIR OF FRED SCHOHR

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
 County of Colusa  
 On 9/27/95 before me, Dana Wilson Ash  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"  
 personally appeared David Kaltzbeek  
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.

Dana Wilson Ash  
SIGNATURE OF NOTARY

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

**DESCRIPTION OF ATTACHED DOCUMENT**

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

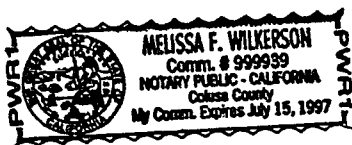
## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of Colusa

On 9-27-95 before me, Melissa L. Wilkerson,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Orleta Kalfshek,  
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.

Melissa L. Wilkerson  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

## CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

## DESCRIPTION OF ATTACHED DOCUMENT

Title Page  
TITLE OR TYPE OF DOCUMENT

18  
NUMBER OF PAGES

September 8, 1995  
DATE OF DOCUMENT

No Other Signer  
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day  
 of November A.D., 19 95 at 11:50 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 31035

FEE \$60.00

Bernetha G. Letsch, County Clerk  
 By Bernetha G. Letsch