

MTC 36691 HF

RETURN TO: MICHAEL P. RUDD 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Sunset Enterprises 20201 Highway 97, South Klamath Falls, OR 97603	CLERK'S STAMP:
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## -WARRANTY DEED-

S. Noreen Rhoades, Grantor, conveys and warrants to Sunset Enterprises, an Oregon Partnership, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is Forty-Five Thousand and no/100 Dollars (\$45,000.00).

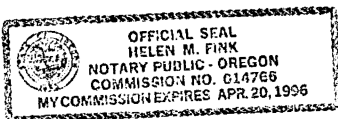
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 27th day of December, 1995.

S. Noreen Rhoades also known as  
S. Noreen Rhoades  
S. Noreen Rhoades

STATE OF OREGON )  
 ) ss. 27th December, 1995  
 County of Klamath )

Personally appeared, S. Noreen Rhoades, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Helen M. Fink  
 Notary Public for Oregon  
 My Commission expires: 4/20/96

## Exhibit "A"

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Beginning at an iron pin on the North right-of-way line of the County road which lies West along the section line a distance of 1,078.1 feet and North  $0^{\circ}10'$  West a distance of 30 feet from the iron monument which marks the Southeast corner of the  $SW\frac{1}{4}SE\frac{1}{4}$  of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence: North  $0^{\circ}10'$  West a distance of 285.85 feet to an iron pin which lies on the center line of a private irrigation ditch; thence North  $63^{\circ}32'$  West along the center line of the private irrigation ditch a distance of 231.7 feet to an iron pin; thence continuing North  $59^{\circ}17'$  West along the center line of the private irrigation ditch a distance of 106.9 feet to an iron pin; thence South  $0^{\circ}10'$  East parallel to the easterly line a distance of 446.68 feet to an iron pin on the northerly right-of-way line of the County road 30 feet northerly at right angles from its center; thence East along the northerly right-of-way line of the County road a distance of 298.86 feet, more or less, in the  $SW\frac{1}{4}SE\frac{1}{4}$  and the  $SE\frac{1}{4}SW\frac{1}{4}$  of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Beginning at a  $\frac{1}{2}$ -inch iron pin which is 30.0 feet North and 1,198.86 feet West and parallel to East-West Section line and on northerly right-of-way of County road from an encased monument which marks the Southeast corner of the  $SW\frac{1}{4}SE\frac{1}{4}$  of Section 2; thence North  $0^{\circ}10'$  West 75.0 feet to an  $\frac{1}{2}$ -inch iron pin; thence West and parallel to northerly right-of-way of County road 175.0 feet to iron pin; thence South  $0^{\circ}10'$  East 75.0 feet to a  $3/4$ -inch pipe (found); thence East 175.0 feet along northerly right-of-way of County road to point of beginning.

## ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

The following described real property lying in the  $SW\frac{1}{4}SE\frac{1}{4}$  Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; being a portion of that real property described in Deed Volume M93, Page 28233 of the official records of said county; more particularly described as follows:

Beginning at a  $5/8$ -inch iron pin on the West line of that property described in said Deed, which is 187.00 feet North and 1,373.86 feet West parallel to the East-West Section line and northerly right-of-way of county road (Falvey Road) from an encased monument which marks the southeast corner of said  $SW\frac{1}{4}SE\frac{1}{4}$  of Section 2; thence East parallel to said northerly right-of-way, 175 feet to a  $5/8$ -inch iron pin; thence South  $0^{\circ}9'44''$  East parallel to said West line thereof, 112.00 feet to the Northeast corner of that property described in Deed M71, Page 11233, of the official records of said county; thence West along the North line thereof 175.0 feet to the northwest corner thereof; thence North  $0^{\circ}9'44''$  West along the West line of that property described in first said deed, 112.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
of Jan A.D., 19 96 at 3:11 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 245

FEE \$35.00

Bernetha G. Leisch, County Clerk  
By [Signature]