

21931

MTC38403DS

## WARRANTY DEED

Vol. ma6 Page 22278

JACK L. SEXTON AND NANCY J. SEXTON, TRUSTEES OF THE SEXTON TRUST UTA MARCH 22, 1987,

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

COUNTRY BOY MEATS,

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 \$. other than money

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 20700 Highway 39, Merrill, OR. 97633

Dated this 23 day of July, 1996.

TRUSTEES OF THE SEXTON TRUST UTA 3/22/87

BY:

Jack L. Sexton

TRUSTEE

JACK L. SEXTON

BY:

Nancy J. Sexton

TRUSTEE

NANCY J. SEXTON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

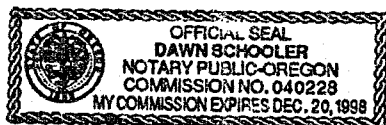
SS. July 23 19 96

COUNTY OF Klamath

Personally appeared the above named Jack L. Sexton and Nancy J. Sexton,

Trustees of the Sexton Trust UTA March 22, 1987

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT38403-DS

Return to:

COUNTRY BOY MEATS  
20700 Highway 39  
Merrille, Or. 97633

'96 JUL 24 AM 1:48

## EXHIBIT "A" LEGAL DESCRIPTION

All of Government Lot 2, Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed by instrument recorded July 8, 1940 in Volume 130, page 306, Deed Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land lying in the NE1/4 NE1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that tract of land which was conveyed by that certain deed from Sheriff to Klamath County, recorded in Book 76, pages 208-210, Klamath County Record of Deeds; the said parcel being described as follows: Beginning at a point on the East line of said Section 3, which point is on the Northeasterly right of way line of the Dalles-California Highway, said point being 30.0 feet distant from land measured at right angles to the center line of said highway, at Engineer's Station 45+20.9; said point also being 691.7 feet South of the Northeast corner of said Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 00 degrees 23' East along the Easterly line of said tract, a distance of 362.5 feet; thence North 79 degrees 12' West a distance of 471.5 feet to a point on the Northeasterly right of way line of the Dalles-California Highway; thence Southeasterly along the said Northeasterly right of way line on a 1940.0 foot radius curve right (whose long chord bears South 46 degrees 01' 30" East 616.4 feet) a distance of 629.2 feet; thence South 36 degrees 44' East along said highway right of way line a distance of 28.5 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of the Dalles-California Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 24th day  
of July A.D., 19 96 at 11:48 o'clock A.M., and duly recorded in Vol. M96,  
of Deeds on Page 22278.  
Bernetha G Letsch, County Clerk,  
By [Signature]

FEE \$35.00