

43882

MTC 41953-MG  
WARRANTY DEED

Vol. 1797 Page 27327

HAROLD MOATES AND MARIA MOATES, TRUSTEES OF THE PINTAIL COMPANY, A BUSINESS TRUST,

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

ALLEN MOATES,

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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7100 HWY 97 SOUTH, KLAMATH FALLS, OR 97601

Dated this 8<sup>th</sup> day of Aug., 1997

TRUSTEES OF THE PINTAIL COMPANY

BY: Harold Moates TRUSTEE  
HAROLD MOATES

BY: Maria Moates TRUSTEE  
MARIA MOATES

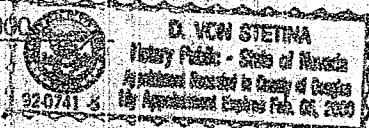
STATE OF Nevada, County of Carson City) ss.

This instrument was acknowledged before me on August 18, 1997  
by Harold Moates, Trustee and Maria Moates, Trustee  
as Trustees

of The Pintail Company

Notary Public of Douglas

My commission expires Feb. 5, 2000



ESCROW NO. MT41953-KR

Return to:

ALLEN MOATES

7100 HWY 97 SOUTH

KLAMATH FALLS, OR 97601

# EXHIBIT "A" LEGAL DESCRIPTION

A part of Lots 10 and 11 of Section 18 and of Lots 7 and 8 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the left bank of the Klamath River at low water mark; which is North 78 degrees West of the Southeast corner of Lot 7, Section 19, Township 39 South, Range 9 East of the Willamette Meridian, running thence South 78 degrees East 4.15 chains to a stone marked "x" in the West line of the Lot 7 aforesaid; thence South 78 degrees East to the intersection of the center line of the Weed-Klamath Falls Highway, as the same is described in a right of way deed from Weyerhaeuser Timber Company to Klamath County, Oregon, dated November 28, 1934, with the Southerly boundary line of that part of said Lot 7 conveyed by Ed Sutton and wife and Mary J. Sutton to Weyerhaeuser Timber company by a deed dated February 17, 1923 and recorded in Book 59, Page 548, Deed Records of Klamath County, Oregon, and which intersection is designated as Engineer's center line station 106+80.6; thence Northwesterly along the said center line, as the same is described in said easement, to its intersection with the low water mark on the left bank of the Klamath River, and which is designated as Engineer's center line station 80+47; thence along said low water mark down-stream to the place of beginning.

EXCEPTING THEREFROM any portion lying within Section 19, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon.

AND EXCEPTING THEREFROM the Westerly 100 feet thereof, being that strip of land 100 feet in width parallel to and adjacent to the said low water mark on the left bank of said Klamath River in said above described portion of Lots 10 and 11 of Section 18, and Lots 7 and 8 of Section 19.

It being the intention to include all of those portions of said Lots 10 and 11 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, acquired by Weyerhaeuser Timber Company from Ed Sutton and wife and Mary J. Sutton by a deed dated February 17, 1923 and recorded in Block 59, Page 548, Deed/Records of Klamath County, Oregon, which lies West of the center line of said Weed-Klamath Falls Highway, as hereinbefore referred to, and it being also the intention to include all of that part of Lot 10 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, acquired by Weyerhaeuser Timber Company from Wm. M. Bray, a single man, and Premium Dairy Company, a Corporation, by deeds dated April 16, 1930 and April 19, 1930 recorded respectively, in Book 91, Pages 248 and 249, Deed Records of Klamath County, Oregon which lies West of the center line of the said Weed-Klamath Falls Highway, as hereinbefore referred to, BUT EXCEPTING THEREFROM said above described 100 foot strip of land and ALSO EXCEPTING THEREFROM that parcel conveyed to the Department of Transportation, Highway Division, in Book M92, Page 25384.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameixitile the 20th day  
of August A.D. 19 97 at 11:30 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 27327

FEE \$35.00

By Bernetha G. Leitch County Clerk  
Kathleen Kopp