

44507

MTC 42132-LA

WARRANTY DEED

Vol. 1197 Page 28772

'97 SEP -2 P3:49

EDDIE MURRAY BACCHI AND VIRGINIA MAY BACCHI AS TRUSTEES OF THE BACCHI 1991 LIVING TRUST, UTA AUGUST 7, 1991 and WILLIAM LEWIS BACCHI AND TERRIE LOMAS BACCHI AS TRUSTEES OF THE WILLIAM LEWIS BACCHI AND TERRI LOMAS BACCHI REVOCABLE LIVING TRUST, UTA DECEMBER 17, 1996 and BENJAMIN J. POMEROY AND CARLA M. POMEROY AS TRUSTEES OF THE BENJAMIN J. POMEROY AND CARLA M. POMEROY REVOCABLE LIVING TRUST UTA JANUARY 6, 1997, ALL AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to:
L. PAUL LITTLE and CHERI B. LITTLE, husband and wife,
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 \$ 102,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6641 Bacchi Road, Lotus, CA 95651

Dated this _____ day of _____, 19__.

SEE ATTACHED SIGNATURE PAGE

After recording return to:
L. Paul Little
P.O. Box 246
Chiloquin, OR 97624

THE BACCHI 1991 LIVING TRUST

EDDIE MURRAY BACCHI, TRUSTEE

VIRGINIA MAY BACCHI, TRUSTEE

THE WILLIAM LEWIS BACCHI AND TERRIE LOMAS BACCHI REVOCABLE LIVING TRUST

William Lewis Bacchi
WILLIAM LEWIS BACCHI, TRUSTEE

Terrie Lomas Bacchi
TERRIE LOMAS BACCHI, TRUSTEE

THE BENJAMIN J. POMEROY AND CARLA M. POMEROY REVOCABLE LIVING TRUST

BENJAMIN J. POMEROY

CARLA M. POMEROY

Dated this _____ day of _____, 19____.

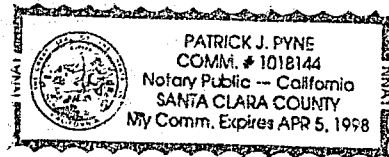
STATE OF CaliforniaCOUNTY OF Santa Clara SS. August 20 1997

Personally appeared the above named William Lewis Bacchi -
Terrie Lomas Bacchi
and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal.

(seal)

Patrick J. Pyne
Notary Public
State of CALIFORNIA
My Commission expires: APRIL 5-1998



STATE OF _____

COUNTY OF _____ SS. _____ 19 ____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

THE BACCHI 1991 LIVING TRUST

EDDIE MURRAY BACCHI, TRUSTEE

VIRGINIA MAY BACCHI, TRUSTEE

THE WILLIAM LEWIS BACCHI AND TERRIE LOMAS BACCHI REVOCABLE LIVING TRUST

WILLIAM LEWIS BACCHI, TRUSTEE

TERRIE LOMAS BACCHI, TRUSTEE

THE BENJAMIN J. POMEROY AND CARLA M. POMEROY REVOCABLE LIVING TRUST

Benjamin J. Pomero
BENJAMIN J. POMEROY

Carla M. Pomero
CARLA M. POMEROY

Dated this 18 day of August, 1997.

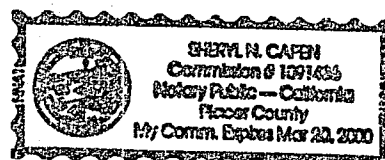
STATE OF CALIFORNIA

COUNTY OF PLACER SS. AUGUST 18TH 19 97

Personally appeared the above named BENJAMIN J. POMEROY & CARLA M. POMEROY
and acknowledged the foregoing instrument to be A voluntary act.

WITNESS My hand and official seal. (seal)

George N. Capen
Notary Public
State of CALIFORNIA
My Commission expires: 9/20/00



RE: ALTA AFFIDAVIT & WARRANTY DEED

STATE OF _____
COUNTY OF _____ SS. _____ 19 _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal. (seal)

Notary Public
State of _____
My Commission expires: _____

THE BACCHI 1991 LIVING TRUST

Eddie Murray Bacchi
EDDIE MURRAY BACCHI, TRUSTEE

Virginia May Bacchi
VIRGINIA MAY BACCHI, TRUSTEE

THE WILLIAM LEWIS BACCHI AND TERRIE LOMAS BACCHI REVOCABLE LIVING TRUST

WILLIAM LEWIS BACCHI, TRUSTEE

TERRIE LOMAS BACCHI, TRUSTEE

THE BENJAMIN J. POMEROY AND CARLA M. POMEROY REVOCABLE LIVING TRUST

BENJAMIN J. POMEROY

CARLA M. POMEROY

Dated this _____ day of _____, 19____.

STATE OF Nevada

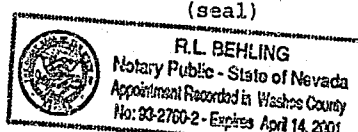
COUNTY OF Washoe

SS. 8/15 1997

Personally appeared the above named Eddie M. Bacchi & Virginia M. Bacchi
and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal.

[Signature]
Notary Public
State of Nevada
My Commission expires: 4/14/01



STATE OF _____

COUNTY OF _____

SS. _____ 19 _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land situated in Government Lots 1 and 8 of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a 1/2-inch iron pin on the East line of said Section 1 from which the Northeast closing corner of said Section 1, as marked by a 1931 G.L.O. brass cap monument, bears North 00 degrees 03' 52" West 329.90 feet; thence South 88 degrees 21' 24" West 108.64 feet to a 1/2-inch iron pin; thence South 00 degrees 21' 23" East 127.40 feet to a 1/2-inch iron pin on the Northerly edge of an existing fence; thence North 86 degrees 02' 20" East along said Northerly edge of fence, 19.96 feet to a 1/2-inch iron pin by the west wall of an existing barn; thence South 00 degrees 20' 19" East 61.99 feet to a 1/2-inch iron pin on the Southerly edge of an existing fence; thence South 88 degrees 46' 32" East along said Southerly edge of fence 44.40 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 01 degrees 58' 20" East 11.63 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 63 degrees 46' 09" West 158.62 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 01 degrees 03' 26" West 1102.62 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 89 degrees 08' 38" East 206.94 feet to a 1/2-inch iron pin in an existing fence line and being on the East line of said Section 1; thence North 00 degrees 03' 52" West 1379.33 feet to the point of beginning, with bearings based on the East line of said Government Lots 1 and 8 as being North 00 degrees 03' 52" West.

TOGETHER WITH a non-exclusive easement with the following described property; Beginning at the point of beginning of the above-described tract of land; thence South 88 degrees 21' 24" West 108.64 feet thence South 00 degrees 21' 23" East 103.03 feet; thence South 86 degrees 25' 34" West 66.87 feet to a point in an existing fence; thence North 00 degrees 03' 53" West generally along said existing fence, 251.09 feet to a fence corner; thence South 89 degrees 28' 55" East, generally along an existing fence, 174.83 feet to the East line of said Section 1; thence South 00 degrees 03' 52" East 139.20 feet to the point of beginning.

EXCEPTING that portion within ten feet of the existing shop and storage building as shown on recorded survey No. 3146, as recorded in the office of the Klamath County Surveyor.

TOGETHER with a non-exclusive easement of ingress and egress for ranching and irrigation purposes incidental and appurtenant to Parcel 1 in the following described property herein designated as Parcel "A", to wit:

PARCEL A

The South 1/2 of Section 36, Township 33 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, less 0.56 acre road, and less the Westerly portion as described in Deed Volume M71 page 3664, Deed records of Klamath County, Oregon. ALSO Lots 1, 2, 3, 8, and 9, less that portion of Lots 2 and 3 lying West of the centerline of the channel of Seven Mile Creek, all in Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. ALSO, all that portion of Lots 7 and 10 of said Section 1, lying East of said Seven Mile Creek, and more particularly described as follows: Beginning at the Northeast corner of said Lot 7; thence West along the North boundary of said Lot 7, 17.40 chains, more or less, to the centerline of said Seven Mile Creek thence Southerly along the centerline of said Seven Mile Creek as follows: South 34 degrees 35' East, 1.50 chains; South 15 degrees 58' West, 4.60 chains; South 34 degrees 39' East 4.48 chains; South 22 degrees 46' West 4.60 chains; South 28 degrees 01' East 6.51 chains; South 03 degrees 33' West 3.00 chains; South 27 degrees 48' East 3.26 chains; South 45 degrees 10' East 5.77 chains; South 58 degrees 30' East 5.80 chains; South 29 degrees 02' 30" East 4.04 chains; North 61 degrees 10' East 1.70 chains to the East line of said Lot 10; thence North 00 degrees 07' East along the East line of said Lots 10 and 7, 35.08 chains, more or less, to the point of beginning.

RESERVING FOR THE benefit of Parcel "A" the following: (1) A non-exclusive easement for the placement of a pump for irrigation purposes and use of the existing irrigation facilities for the extraction and conveyancing of irrigation water for agricultural purposes from Four Mile Canal along with a right of ingress and egress for the purposes of repairing, replacing, and maintaining said

(continued)

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Legal Description (continued)

facilities. All costs of use and repair shall be the responsibility of the grantee, their heirs, successors, and assigns. Said general easement is not to interfere with the use of the excluded and excepted parcel.

(2) Further reserving - for grantee a non-exclusive easement of ingress and egress for ranching and irrigation purposes as to the exception incidental and appurtenant to Parcel 1.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of Sept. A.D., 19 97 at 3:49 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 28772.

FEE \$55.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk