

50350

MTC 43177-KR
WARRANTY DEEDVol. M97 Page 41211

CIRCLE FIVE RANCH, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DARREL D. BAGLEY and EDELTRAUD BAGLEY, as tenants by the entirety,
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:

RESERVING UNTO THE GRANTOR THEIR HEIRS, SUCCESSORS AND ASSIGNS, AN
EASEMENT TO AND FROM THE NATURAL SPRING in the East one-half of the
Northeast one-quarter of Section 30, Township 40 South, Range 14 East of
the Willamette Meridian, Klamath County, Oregon, including the right of
ingress and egress and the right to flow the water from the spring to the
Grantors remaining property. The Grantors will maintain at their own
expense all necessary appurtenances for the operation of said easement.

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.

ALL 142

The true and actual consideration for this conveyance is \$ 84,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 14575 E. LANGELL VALLEY RD., BONANZA, OR 97623

Dated this 18th day of December 1997

CIRCLE FIVE RANCH, INC.

BY Louis Randall PRESIDENT
LOUIS RANDALL

BY: Deborah Kness-Ochoa SECRETARY
DEBORAH KNESS-OCHOA

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on December 18, 1997

by LOUIS RANDALL

as DEBORAH KNESS-OCHOA

of CIRCLE FIVE RANCH, INC., an Oregon corporation

Notary Public of OREGON

My commission expires 11/16/99

ESCROW NO. MT43177-KR

Return to:

DARREL D. BAGLEY
14575 E. LANGELL VALLEY RD.
BONANZA, OR 97623



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the E1/2 NE1/4 of Section 30 and the SW1/4 of Section 29, Township 40 South, Range 14 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The E1/2 NE1/4 of said Section 30, and the NW1/4 SW1/4 of said Section 29 and that portion of the S1/2 SW1/4 lying North of the following described line. Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the West line of said Section 29, from which the West 1/4 corner of said Section 29 bears North 00 degrees 36' 50" West 1803.81 feet; thence North 86 degrees 32' 15" East, parallel to and 5.00 feet Northerly of an existing power line, 2592.10 feet to a 5/8" iron pin with Tru-Line Surveying, Inc. plastic cap; thence, continuing North 86 degrees 32' 15" East to the East line of the said SW1/4 of Section 29. Bearings are based on the survey of property line adjustment 36-97 on file at the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 19th day
of December A.D., 19 97 at 11:42 o'clock A M., and duly recorded in Vol. M97,
of Deeds on Page 41211.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosen