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Vol. 1198 Page 13226

LESLIE E. NORTHCUTT, et ux. 98 APR 21 P3:01

P.O. BOX 479
MALIN, OR 97632

Grantor's Name and Address
THOMAS WALL GRIFFITH, ET UX., ET AL.
4583 KING ROAD
WILLIAMS, CA 95987

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
THOMAS WALL GRIFFITH, ET UX., ET AL.
4583 King Road
Williams, CA 95987

When requested otherwise, send all tax statements to (Name, Address, Zip):
SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/filo/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____
By _____, Deputy.

K-52149

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by THOMAS WALL GRIFFITH AND LISA GAYE GRIFFITH, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED ONE-HALF ***, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the covenants, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF KNOWN AS EXHIBIT "A"

***INTEREST, AND DOUGLAS EUGENE PARKER AND JUDY ANN PARKER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDE ONE-HALF INTEREST, AS TENANTS IN COMMON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS RESERVATIONS and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 17th day of APRIL, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

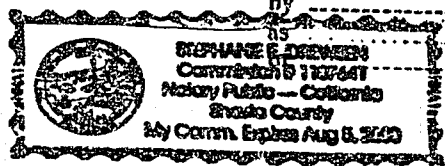
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Leslie E. Northcutt
LESLIE E. NORTHCUTT
Norma V. Northcutt
NORMA V. NORTHCUTT

CALIFORNIA
STATE OF OREGON, County of Shasta) ss.

This instrument was acknowledged before me on APRIL, 1998, by LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT

This instrument was acknowledged before me on April 17, 1998.



Stephen E. Ruston
Notary Public for Oregon
My commission expires _____

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

PARCEL A

PARCEL 1:

Lots 3 and 4 of Section 35; S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ Lots 7 and 8 in Section 36 all in Township 38 South, Range 7 East of the Willamette Meridian,

EXCEPTING therefrom a portion of Lots 3 and 4, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, more particularly described: Beginning at the Round Lake Meander line angle point Number One, which is North 22°49'23" West, 1593.30 feet from the Meander corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian, and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence South 22°49'23" East along said Meander line, 248.86 feet; thence North 17°40'31" West, 64.62 feet; thence North 04°33'21" West, 199.74 feet to a point on said Meander line, thence South 62°51'25" West along said Meander line, 68.60 feet to the point of beginning.

PARCEL 2:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$, Lots 2, 3 and 5 in Section 31, Township 38 South, Range 8 East of the Willamette Meridian,

EXCEPTING AND RESERVING therefrom part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and of Lots 2 and 3 of said Township, Range and Section, more particularly described as follows: Beginning at the quarter corner of the West line of said Section 31; thence South along said West line a distance of 676.0 feet to a 1 1/4-inch iron pipe 30 inches long; thence South 67° East, a distance of 1169.0 feet to a 1 1/4-inch iron pipe 30 inches long; thence South 50° East, a distance of 969.0 feet to a 1 1/4-inch iron pipe 30 inches long; thence South 27° East, a distance of 927.0 feet, more or less, to a point on the South line, of said Section which point is marked by a 1 1/4-inch iron pipe 30 inches long; thence East along said South line a distance of 379.0 feet, more or less, to the South quarter corner of said Section 31; thence North along the North and South center line of said Section 31, a distance of 2640.0 feet, more or less, to the center of said Section; thence West along the East and West center line of said Section, a distance of 2640.0 feet, more or less, to the point of beginning.

PARCEL 3:

SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 1, 2, 3, 6 and 7 of Section 6 all in Township 39 South, Range 8 East of the Willamette Meridian.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Cont.

EXCEPTING therefrom the Eastern 850 feet of fractional Lot 1, Section 6, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described: Beginning at the East 1/16 Section 6, Township 39 South, Range 8 East as located on Klamath County Survey No. 3141; thence South 89°09'39" West, 850.0 feet; thence South 00°03'47" East of the Willamette Meridian, 1247.647 feet; thence North 89°22'55" East, 850.0 feet; thence North 00°03'53" West, 1250.937 feet to the point of beginning.

PARCEL 4:

Part of Lots 4 and 3 of Section 36, Township 38 South, Range 7 East of the Willamette Meridian, and more particularly described as follows: Commencing at the East quarter corner of said Section 36; thence South along the East line of said Section, 676.0 feet to a 1 1/4-inch iron pipe 30 inches long, which is the true point of beginning; thence South 75°32' West, a distance of 820.13 feet to a 1 1/4-inch iron pipe 30 inches long; thence North 79°54' West a distance of 647.74 feet to a 1 1/4-inch iron pipe 30 inches long; thence North 64°25' West, a distance of 692.67 feet to a 1 1/4-inch iron pipe 30 inches long; thence North 57°56' West, a distance of 530.90 feet to a 1 1/4-inch iron pipe 30 inches long; thence North 77°24' West, a distance of 169.01 feet, more or less, to a point on the West line of Lot 3, said point being marked by a 1 1/4-inch iron pipe 30 inches long; thence South along said West line, a distance of 284.04 feet, more or less, to an intersection with the meander line said point being marked by a 1 1/4-inch iron pipe 30 inches long; thence South 73°21' East, along said meander line, a distance of 2786.44 feet, more or less, to the meander corner on the East line of said Section 36; thence North along said East line, a distance of 555.66 feet, more or less, to the true point of beginning.

PARCEL 5:

Government Lots 5 and 6 in Section 36, Township 38 South, Range 7 East of the Willamette Meridian.

PARCEL 6:

(A) That portion of Section 31, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: That portion of said Section 31, lying South and Westerly of the Southwesterly line of Government Lot 3, East of the East line of Government Lot 5, and North of the South line of said Section 31.

(B) That portion of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows: That portion of said Section 6, lying South of the North line of said Section 6, West of the Westerly line of Government Lot 1, North of the North line of Government Lot 7, and East of the East line of the NW 1/4 NW 1/4 of Section 6.

PARCEL 7:

A portion of Lot 2, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, more particularly described: Beginning at the Round Lake Meander Corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian, and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence North 22° 49' 23" West along Round Lake Meander Line, 1344.44 feet; thence South 17° 40' 31" East, 120.73 feet; thence South 19° 37' 20" East, 185.878 feet; thence South 21° 59' 03" East, 125.58 feet; thence South 28° 01' 55" East, 261.442 feet; thence South 20° 46' 05" East, 82.846 feet; thence South 11° 09' 11" East, 346.271 feet; thence South 15° 06' 27" East, 102.59 feet; thence South 56° 31' 37" East, 155.20 feet to the point of beginning.

PARCEL 8:

A portion of Lots 1 and 2, Section 36, Township 38 South, Range 7 East and Lot 1, Section 35 Township 38, South Range 7 East of the Willamette Meridian, more particularly described: Beginning at a point on the Round Lake Meander line, which is North 73°07'16" West, 2903.186 feet from the Meander corner common to Section 36, Township 38 South, Range 7 East of the Willamette Meridian, and Section 31, Township 38 South, Range 8 East of the Willamette Meridian; thence North 73°07'15" West along said Meander line, 1826.137 feet; thence South 62°50'27" West along said Meander line, 1060.662 feet to the West line of said Section 36; thence South 62°51'25" West along said Meander line, 1389.60 feet; thence North 04°33'21" West, 109.76 feet; thence North 14°34'05" East, 112.53 feet; thence North 35°56'03" East, 325.695 feet; thence North 50°21'2" East 508.430 feet; thence North 70°29'37" East, 294.126 feet to a point on the East line of said Section 35; thence North 70°29'37" East, 42.96 feet; thence North 80°19'58" East, 765.797 feet; thence South 81°49'58" East, 203.082 feet; thence South 81°43'02" East, 280.351 feet; thence South 60°18'51" East, 194.825 feet, thence South 71°42'17" East, 141.931 feet; thence South 78°42'11" East, 758.094 feet; thence South 88°08'42" East, 227.595 feet; thence South 82°32'02" East, 57.118 feet; thence South 69°20'53" East, 87.05 feet; thence South 00°00'00", 263.71 feet to the point of beginning.

Together with a perpetual non-exclusive easement 30 feet in width for access over an existing road located in Section 6, Township 39 South, Range 8 East of the Willamette Meridian, as described in easement recorded July 7, 1980, in Volume M80 page 12439, Records of Klamath County, Oregon.

Together with an easement 50 feet in width for right of way for pumping plant and ditch, and for ingress and egress for repair and maintenance of same, along the Northerly line of Lots 4 and 5 and the SW ¼ SW ¼ of Section 6, Township 39 South, Range 8 East of the Willamette Meridian.

PARCEL 9:

NW ¼ NW ¼, Lot 6 and Lot 1, EXCEPTING THE FOLLOWING: Beginning at the Southeast corner of said parcel from which the Southeast corner of the North half of said Section 7, bears South 43 degrees 53' 53" East, 1866.65 feet; thence South 89 degrees 48' 22" West 820.00 feet; thence North 00 degrees 11' 38" West, 810.00 feet; thence North 89 degrees 48' 22" East, 320.00 feet; thence South 00 degrees 11' 38" East, 810.00 feet to the point of beginning, in Section 7, Township 39 South, Range 8, East of the Willamette Meridian.

PARCEL 10:

Beginning at a point on the East line of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, which bears South 0 degrees 35' 57" East a distance of 1154.42 feet from the Northeast corner of said Section 7; thence South 89 degrees 28' 55" West 1279.11 feet to the Northwest corner of parcel described in Volume M79 page 15948, Deed records of Klamath County, Oregon, and the true point of beginning of this description; thence South 0 degrees 11' 38" East 330.01 feet to the Southwest corner of said parcel; thence South 89 degrees 28' 55" West 38.56 feet to the West line of the E ½ NE ¼ of said Section 7; thence North along said West line 330.01 feet to a point; thence North 89 degrees 28' 55" East 40.89 feet to the point of beginning.

The West 50 feet of the N ½ S ½ NE ¼ NE ¼ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

That portion of the North 157.15 feet of the S ½ S ½ NE ¼ NE ¼ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying West of the property conveyed by deed recorded July 5, 1979, in Volume M79 page 15956, Microfilm records of Klamath County, Oregon.

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PARCEL 11:

Parts of Lots 1 and 2 of Section 1, a part of the Fractional E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 2, and parts of Lots 3 and 1, a part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and a part of Lot 2, Section 12, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the point of Intersection of the East line of Lot 3 of said Section 12, with the meander line of Round Lake, from which point the meander corner on the East line of said Section 12 bears South 49 degrees 56' 30" East, 1713.2 feet distant; thence Northerly along said meander line as follows:

- (1) North 59 degrees 35' 30" West, 774.1 feet to a point;
- (2) North 47 degrees 48' 00" West, 1313.8 feet to a point;
- (3) North 55 degrees 04' 30" West, 986.6 feet to a point; said point being hereinafter referred to as "Point X"
- (4) North 17 degrees 35' 00" West, 838.1 feet to the meander corner on the North line of said Section 12;
- (5) North 57 degrees 35' 00" West, 987.1 feet to a point; said point being hereinafter referred to as Point "Y"
- (6) North 10 degrees 16' 30" West, 2157.3 feet to a point;
- (7) North 5 degrees 13' 00" West, 980.3 feet to a point;
- (8) North 20 degrees 56' 00" West, 87.0 feet to the meander corner on the West line of said Section 1; and
- (9) North 23 degrees 22' 30" West, 1701.9 feet to the meander corner on the North line of said Section 2; thence North 89 degrees 56' 00" West, leaving said meander line, along said North Section line, 32.7 feet, more or less, to the point of intersection of said North line with a parallel to and 30 feet distant Westerly from, when measured at right angles to, the last herein described course of said meander line, said point of intersection being marked by an iron pipe 1 $\frac{1}{4}$ " in outside diameter, 30" long and driven in to the ground as are all angle points on, and the southerly terminus of, the Westerly line of the real property hereby described so marked; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:
 - (1) South 23 degrees 22' 30" East, 1714.0 feet, more or less, to a point on the bisector of the re-entrant angle first on said meander line;
 - (2) South 20 degrees 56' 00" East, 82.4 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and
 - (3) South 5 degrees 13' 00" East 977.4 feet, more or less, to a point on the bisector of the salient angle next on said meander line;
 - (4) South 10 degrees 16' 30" East 429.0 feet to a point; thence South 50 degrees 47' 00" West, leaving said parallel line, 1553.4 feet to a point; thence South 63 degrees 53' 00" East, 1710.6 feet, more or less, to a point which is South 8 degrees 16' 30" West, 38.9 feet from Point Y; thence South 45 degrees 52' 30" East, 921.3 feet to a point; thence South 31 degrees 19' 30" East, 780.5 feet, more or less, to the point of intersection of the bisector of the salient angle at Point X and a line which is parallel and 30 feet distance Westerly from when measured at right angles to, said meander line; thence Southerly parallel to and 30 feet distance Westerly from said meander line, as follows:

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- (1) South 55 degrees 04' 30" East, 994.8 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and
- (2) South 47 degrees 48' 00" East 1315.0 feet, more or less, to a point on the bisector of the salient angle next on said meander line; thence South 49 degrees 35' 00" East, leaving said parallel line, 899.8 feet, more or less, to a point on the East line of Lot 3 of said Section 12; said point being the Southerly terminus of said Westerly line and being the Northwest corner of a tract of land in Lot 4 of said Section, conveyed by Louis W. Soukup and wife, to Weyerhaeuser Timber Company by a deed dated October 7, 1953, recorded in Deed Volume 264 at page 617, Records of Klamath County, Oregon; thence North 00 degrees 07' 00" East, along said East lot line, 216.00 feet, more or less, to the point of beginning. EXCEPTING AND RESERVING FROM the above described property, the following portions thereof:

A portion of Lots 1 and 2 of Section 1 and E 1/2 SE 1/4 of Section 2, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; described as follows: Beginning at the meander corner on the South line of Section 1, Township 39 South, Range 7 East of the Willamette Meridian; thence North 55 degree 51' West along the meander line through said Section 1, a distance of 953.02 feet to a 1 1/4" iron pipe 30" long which is the true point of beginning; thence North 9 degrees 35' West continuing along said meander line a distance of 1715.03 feet to a 1 1/4" iron pipe 30" long which is 1486.71 feet South 7 degrees 04' East of the meander corner between said Sections 1 and 2; thence South 47 degrees 38' West 1505.82 feet to a 1 1/4" iron pipe 30" long; thence South 64 degrees 11' East a distance of 1553.10 feet, more or less, to the true point of beginning.

PARCEL B

Township 39 South, Range 8 East of the Willamette Meridian

Section 6: SW 1/4 SW 1/4 and Lots 4 and 5

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 21st day
of April A.D., 19 98 at 3:01 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 13226.

FEE \$55.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa

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