

59529

Vol. 198 Page 19745

FROM : ARIE C DEGRUCH

PHONE NO. : 541 885 6292

May. 19 1998 02:34PM '97

GRANTOR NAME AND ADDRESS: Nicholas Grumbine, 10952 Hunting Horn Drive
Santa Ana, CA 92705

GRANTEE NAME AND ADDRESS: Lost River Land & Cattle, Inc. An Oregon Corp.
2691 Lakeshore Dr., Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Lost River Land & Cattle, Inc.
2691 Lakeshore Dr., Klamath Falls, OR 97601

UNTIL A CHANGE
SEND TAX STATEMENTS TO: Lost River Land & Cattle, Inc.
2691 Lakeshore Dr., Klamath Falls, OR 97601

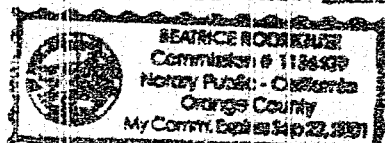
QUITCLAIM DEED - STATUTORY FORM

NICHOLAS GRUMBINE, Grantor, quitclaims to LOST RIVER LAND AND CATTLE, INC., AN Oregon Corporation, Grantee, the following described real property situated in Klamath County, Oregon, to-wit: Policy # 38 - 17860007689

40507 Volume 197 page 20893
MTC# 29030 K.R. Volume 197 page 8560
SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE AS IF FULLY SET FORTH;

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

DATED this 27 day of May, 1998.

Nicholas Grumbine
NICHOLAS GRUMBINE

STATE OF CALIFORNIA, County of ORANGE ss.

On the 27 day of MAY, 1998 before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas Grumbine, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal

Beatrice Rodriguez
NOTARY PUBLIC FOR CALIFORNIA

EXHIBIT "A"
LEGAL DESCRIPTION

In Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: That portion of the W1/2 of E1/2 (which includes Government Lots 3 and 5) lying South of that portion conveyed to Weyerhaeuser Timber Co. by Deed recorded May 5, 1928, Deed Volume 80, page 275, Deed Records of Klamath County, Oregon, and Government Lot 4.

Section 34: Government Lots 1, 2, 3, 4, 5, 6, 7, 8 and 12

Section 35: Government Lot 1

Section 27: Beginning at a point on the center section line of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is common with the center section line and the Southeasterly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) and bears South a distance of 494.0 feet, more or less, from the quarter section corner common to Section 22 and 27, Township, Range and Meridian aforesaid; thence continuing South along same center section line a distance of 2661.0 feet, more or less to the Northerly right of way boundary of the Weyerhaeuser Timber Company road (Volume 80, page 275, Deed Records of Klamath County, Oregon); thence North 55 degrees 21' East along same, a distance of 36.47 feet; thence North, parallel with the aforesaid center section line a distance of 2667.2 feet, more or less, to the Southeasterly right of way boundary of aforesaid Klamath Falls-Ashland Highway; thence South 48 degrees 08' West along same, a distance of 40.28 feet more or less, to the point of beginning, being a 30 foot strip of land for private road purposes.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded May 17, 1989 in Volume M89, page 8560, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lost River Land and Cattle the 10th day
of June A.D. 1998 at 11:29 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 19745

FEE \$35.00

By Bernice G. Letsch, County Clerk
Kathleen Ross

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