

59603

MTC 44933-PS
WARRANTY DEED Vol. 1192 Page 19944

O'CONNOR LIVESTOCK COMPANY, an Oregon corporation, which acquired title as O'CONNOR LIVESTOCK CO.,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BOB GOODELL AND PAT GOODELL, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GOODELL LOVING TRUST, DATED APRIL 29, 1992, AND ANY AMENDMENTS THERETO,
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:

SELLER RETAINS A 60 FEET WIDE NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES EXTENDING FROM LAVERNE AVE. ALONG AND EASTWARDLY OF THE WEST LINE OF THE PROPERTY NORTH TO THE NORTH EDGE OF THE EXISTING RAILROAD CROSSING ACROSS THE SOUTHERN PACIFIC RAILROAD. SAID EASEMENT SHALL BE FOR THE BENEFIT OF ALL OTHER LANDS OWNED BY THE SELLER WEST OF THE SOUTHERN PACIFIC RAILROAD AND NORTH OF HIGHWAY 140.

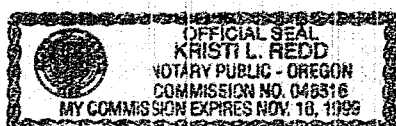
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1601 LAVERNE, KLAMATH FALLS, OR 97603

Dated this 11 day of June, 1998.



O'CONNOR LIVESTOCK COMPANY

BY: John M. O'Connor PRESIDENT
JOHN M. O'CONNOR

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 11, 1998

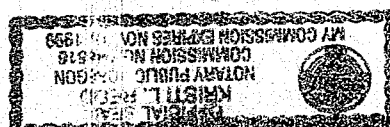
by John M. O'Connor

as PRESIDENT

of O'CONNOR LIVESTOCK COMPANY

Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT44933-PS

Return to:

BOB GOODELL AND PAT GOODELL, TRUSTEES
1601 Laverne
Klamath Falls, OR 97603

98 JUN 11 AM 1:39

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EXHIBIT "A"

That portion of Tract 90 of ENTERPRISE TRACTS described as follows:
 Beginning at a point on the Easterly line of California Northeastern Railway Company right of way, which point is 30 feet, more or less, North from the South line of the NW1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian; thence running in an Easterly direction parallel with and 30 feet, more or less, North from the South line of the NW1/4 of Section 9, 263.2 feet, more or less, to a point; thence in a Northerly direction parallel with the Easterly boundary line of said Tract 90 to the Southerly right of way line of Great Northern Railway right of way; thence Northwesterly to the East right of way line of Southern Pacific Railroad right of way; thence Southerly along said Easterly line to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 11th day
 of June A.D., 19 98 at 11:39 o'clock AM., and duly recorded in Vol. M98
 of Deeds on Page 19944.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Deedline