

3
63048WARRANTY DEED Vol. 1198 Page 26466

note 44406-KR

JEANNE CALVIN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LOST RIVER LAND & CATTLE, INC., an Oregon corporation, as to an undivided 50%
interest and HAL SOUCY & NANCY SOUCY, husband and wife, as to an undivided 50%
interest,

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 \$ 22,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 1322, Klamath Falls, OR 97601

Dated this 9th day of July, 1998

Jeanne C. Calvin
JEANNE CALVIN

STATE OF CALIFORNIA

COUNTY OF _____

SS. July 19 98

Personally appeared the above named _____

JEANNE CALVINand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Notary Public for Oregon
My commission expires _____

(seal)

ESCROW NO. MT44406-KR

Return to:

LOST RIVER LAND & CATTLE, INC.

PO Box 1322

City 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26467 No. 5907

State of California

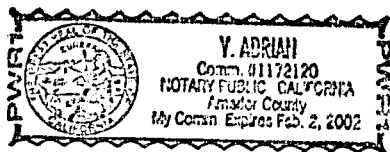
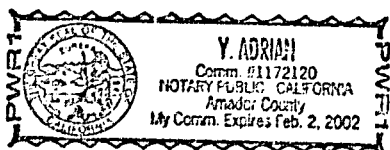
County of Amador

On July 9, 1998 before me, Y. Adrian/Notary Public

DATE *Jeannie C. Calvin* NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared _____ NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Y. Adrian

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

\$Two (2)

NUMBER OF PAGES

July 9, 1998

DATE OF DOCUMENT

None

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A" LEGAL DESCRIPTION

Lot 20 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM: A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions, in Klamath County, Oregon,, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 20; thence, North 04 degrees 51' 34" East along the East line of said Lot 20, 221.41 feet; thence, South 22 degrees 57' 04" West 144.92 feet; thence South 04' degrees 51' 34" West, 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04 degrees 51' 34" East, 14.09 feet to the point of beginning.

AND ALSO EXCEPTING THEREFROM: A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNEWOOD FIRST ADDITION, both being subdivisions in Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 7; thence Easterly on the South line of said Lot 7 along a 363.88 foot radius curve to the right 87.07 feet; thence North 04 degrees 51' 34" East, 99.00 feet; thence North 85 degrees 08' 26" West, 61.42 feet to a point on the West line of said Lot 20; thence South 07 degrees 21' 34" West on said West line, 81.13 feet to a point on the North line of said Lot 7; thence, Westerly on said North line along a 2,521.20 foot radius curve to the right 32.89 feet to the Northwest corner of said Lot 7; thence South 13 degrees 58' 11" East on the West line of said Lot 7, 39.81 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 21st day
of July A.D., 19 98 at 9:30 o'clock A.M., and duly recorded in Vol. M98,
of Deeds on Page 26466.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross