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MTC 47185-PS  
WARRANTY DEED

Vol M99 Page 12329

CATHERINE SUE GALLAGHER, Trustee of The James D. Murdoch and Mary A. Murdoch Family Trust under instrument dated September 28, 1990,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ARRITOLA PROPERTIES, INC., an Oregon Corporation,  
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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 20509 HIGHWAY 39, KLAMATH FALLS, OR 97603

Dated this 29 day of March, 1999

MURDOCH FAMILY TRUST

BY: Catherine Sue Gallagher TRUSTEE  
CATHERINE SUE GALLAGHER

STATE OF California, County of \_\_\_\_\_ ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_

by CATHERINE SUE GALLAGHER

as TRUSTEE

of The James D. Murdoch and Mary A. Murdoch Family Trust under instrument dated September 28, 1990

Notary Public of California

My commission expires \_\_\_\_\_

ESCROW NO. MT47185-PS

Return to:

ARRITOLA PROPERTIES, INC.  
20509 HIGHWAY 39  
KLAMATH FALLS, OR 97603

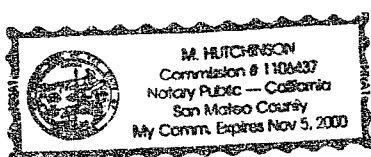
see attached

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

12330

State of California  
 County of San Mateo  
 On March 29, 1999 before me, M. Hutchinson, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Catherine Sue Gallagher  
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.

M. Hutchinson  
Signature of Notary Public

## OPTIONAL

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

### Description of Attached Document

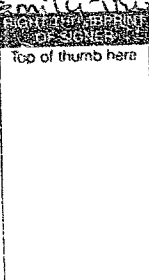
Title or Type of Document: Warranty Deed  
 Document Date: March 29, 1999 Number of Pages: 2  
 Signer(s) Other Than Named Above: None

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Catherine Sue Gallagher Signer's Name: \_\_\_\_\_  
☐ Individual ☐ Individual  
☐ Corporate Officer ☐ Corporate Officer  
 Title(s): \_\_\_\_\_ Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact ☐ Attorney-in-Fact  
☐ Trustee ☐ Trustee  
☐ Guardian or Conservator ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing:

Signer Is Representing:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in Government Lot 2, Section 35, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southwesterly right of way boundary of the Great Northern Railroad from which the Section corner common to Sections 34, 35, 2 and 3 bears South 40 degrees 30' West 1685.35 feet; thence South 89 degrees 22' 54" West 731.17 feet to a 5/8" iron rod on the high left bank of Lost River; thence continuing along said bearing 60 feet, more or less, to the waters' edge of Lost River; thence upstream along the left bank of Lost River to a point from which a 5/8" iron rod on the high left bank of Lost River bears North 53 degrees 49' East 60 feet, more or less; thence North 53 degrees 49' East 60 feet, more or less, to said 5/8" iron rod; thence North 53 degrees 49' East 661.81 feet to a 5/8" iron rod on the Southwesterly right of way boundary of the Great Northern Railroad; thence South 28 degrees 43' 04" East 551.45 feet along the Southwesterly right of way boundary of the Great Northern Railroad, to the place of beginning.

ALSO EXCEPTING THEREFROM that portion of property conveyed to United States of America by Deed recorded in Book 93 at page 144, Deed Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day  
of April A.D. 1999 at 11:25 o'clock A. M., and duly recorded in Vol. M99  
of Deeds on Page 12329.

Linda Smith, County Clerk

FEE

\$40.00

by Kathleen Ross