

02 JUN 21 PM 2:37

Vol M02 Page 36074
STATE OF OREGON, } ss.

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

Grantor's Name and Address

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

REAMES GOLF AND COUNTRY CLUB

4201 HWY 97 S

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/21/2002 2:37 p.m.Vol M02, Pg 36074-27

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

Deputy.

MTC 56930-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that REAMES GOLF AND COUNTRY CLUB, an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

REAMES GOLF AND COUNTRY CLUB, an Oregon nonprofit corporationhereinafter 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 tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY
" THIS REFERENCE.

THE INTENT OF THIS WARRANTY DEED IS TO CORRECT THE VESTING OF GRANTEES.

(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):
except those of record and those apparent upon the land, if any, as of the date of this deed

, 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 \$ 1.00. 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 23.030.)

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 on June 17, 2002; 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.

REAMES GOLF AND COUNTRY CLUB

* by: Vannie Bowley President* by: R.C. Perdue Treasurer

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on June 17, 2002

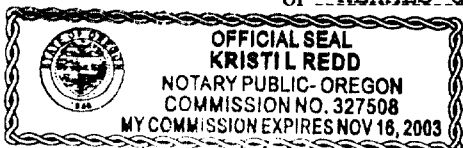
by

Vannie Bowley & R.C. Perdue

as

President & Treasurer

of

REAMES GOLF AND COUNTRY CLUB, an Oregon nonprofit corporation

Notary Public for Oregon

My commission expires

11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land in Government Lot 1, Section 17, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bounded by a line described as follows:

Commencing at the Section corner common to Sections 7, 8, 17 and 18, thence Easterly along the Section line common to Sections 8 and 17 a distance of 1,316.1 feet, thence Southwesterly in a straight line at an angle of 27 degrees 05' with last described course, to a point of intersection with the Section line common to Sections 17 and 18 distant 679.9 feet South of the Northwest corner of said Section 17, thence Northerly along the Section line common to Sections 17 and 18 a distance of 679.9 feet to the point of beginning.

PARCEL 2:

The East half of the Southeast Quarter (E1/2 SE1/4) of Section Seven (7), Township Thirty-Nine (39) South, Range Nine (9) East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom that portion lying West of the right of way of the Dallas-California Highway 3.

And the West half of the Southwest quarter (W1/2 SW1/4) of Section (8) and the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eighteen (18) excepting the following portions thereof to wit:

Beginning at the SE corner of the NE1/4 of the NE1/4 of said Section, thence running due North a distance of forty rods, thence running in a direct line in a SW direction intersecting the South line of said quarter at a point 34 ½ rods due West of the place of beginning, thence due East on the subdivisional line to place of beginning, all being situated in Township Thirty-Nine (39) South of Range Nine (9) East of the Willamette Meridian.

PARCEL 3:

All that part of Government Lot four (4), Section Eight (8), Township Thirty-nine (39) South, Range Nine (9) East of the Willamette Meridian, described as follows, to wit:

Beginning at the Southwest corner of said Lot four (4), thence North twenty-four degrees, fifty-two minutes (24 degrees 52') East two hundred sixty-two and seven-tenths (262.7) feet, thence North thirty-four degrees nineteen minutes (34 degrees 19') West one hundred ninety-six and eight-tenths (196.8) feet to a point on the West boundary of said Lot four (4), thence South 0 degree four minutes (0 degree 04') East along said West boundary to the point of beginning.

PARCEL 4:

Beginning at a point in Lot 4, Section 8, Township 39 South, Range 9 East of the Willamette Meridian, which is on the Northwestern right of way line of the Great Northern Railway, and is North 24 degrees 52' East, 210 feet from the Southwest corner of said Lot 4, and which point of beginning is 150 feet from the centerline of said right of way, when measured along the radius of a six degree curve on said centerline; thence North 24 degrees 52' East 52.7 feet; thence North 39 degrees 19' West, 196.8 feet, more or less, to a point on the West line of said Lot 4; thence North 0 degrees 04' West along the West lines of Lot 4, Lot 3 and the SE 1/4 NW 1/4 of said Section 8, a distance of 2698.1 feet, more or less, to the Southwest corner of Klamath Memorial Park, a platted cemetery belonging to the City of Klamath Falls, Oregon; thence North 89 degrees 56' East, (North 89 degrees 22' East, according to the Plat of Klamath Memorial Park), along the South boundary of said cemetery, a distance of 355 feet; thence South 0 degrees 04' East, 2646.3 feet, more or less, to a point on the Northwestern right of way line of said Great Northern Railway, which is 160 feet from the centerline of said right of way; thence South 28 degrees 43' West, along said right of way line, 62 feet, more or less, to a point on a curved line of said right of way, which is 150 feet from the center line of said right of way, when measured along the radius of said curved line; thence Southwesterly along said curved right of way line, which is parallel to and 150 feet distant from the centerline of said right of way, (the long chord of which curve bears South 48 degrees 30' West, 315.6 feet), to the point of beginning; being portions of Lot 3, Lot 4 and the SE 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian.

Excepting therefrom that portion platted as Tract 1274, Juniper Ridge, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5:

Beginning at the Southeast corner of the Southwest quarter of Northwest quarter of Section 8, Township 39 South, Range 9 East of the Willamette Meridian; thence West along the South line of said Southwest quarter of Northwest quarter of Section 8 a distance of 825.9 feet, more or less, to the Southeast corner of a parcel of land deed by Wm. Ganong to Willard T. Mann, which deed is recorded in Klamath County Deed Records, Volume 185, page 460; thence North 45 degrees 09 1/2' West along a Northeasterly line of said Mann parcel, a distance of 354.5 feet; thence East, 1074.5 feet, more or less, to the East line of the Southwest quarter of Northwest quarter of said Section 8; thence South 0 degrees 38' East, 250 feet, more or less, to the point of beginning; being a portion of the Southwest quarter of Northwest quarter of Section 8, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 6:

Beginning at the one-quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0 degrees 43' West along the section line a distance of 250 feet; thence West 346 feet, more or less, to the Southeasterly right of way line of the Dalles-California Highway; thence Southwesterly along said right of way line a distance of 208 feet, more or less, to the Easterly line of a parcel of land described in a deed from Hague to Matt, recorded in Klamath County Deed Records, Volume 92, page 284; thence South along the Easterly line of said Matt property a distance of 87 feet, more or less, to the South line of the Southeast quarter of Northeast quarter of said Section 7; thence East 479 feet, more or less, to the point of beginning, being a portion of the Southeast quarter of Northeast quarter of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and being the Southerly portion of a parcel of land deeded by A. Blaeser to W. T. Mann and described in a deed filed in Klamath County Deed Records, Volume 138, page 177.

PARCEL 7:

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Beginning at the one-quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0 degrees 43' West along the section line a distance of 250 feet; thence East a distance of 245.8 feet to a Northeasterly boundary line of a parcel of land deeded by Wm. Ganong et ux to W.T. Mann et ux, the deed for which is recorded in Klamath County Deed Records, Volume 185, page 460; thence South 45 degrees 09 1/2' East a distance of 354.4 feet, more or less, to the South boundary of the Southwest quarter of Northwest quarter of Section 8 of said Township and Range; thence West a distance of 494.1 feet, more or less, to the point of beginning, being a portion of the Southwest quarter of Northwest quarter of Section 8, Township 39 South, Range 9 East of the Willamette Meridian and being the Southerly portion of the W.T. Mann property mentioned above.

PARCEL 8:

A piece or parcel of land situate in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian being more particularly described as follows:

Beginning at an existing iron pipe on the East line of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, from which the quarter section corner common to Sections 7 and 8 of said Township and Range bears South 0 degrees 43' East 250.0 feet distant, said point also being on the Southerly boundary of that parcel of land conveyed at page 52, of Volume 358, of the Klamath County Deed Records, thence West along the Southerly boundary of said parcel 97.85 feet distant to a 5/8 inch iron pin and the TRUE POINT OF BEGINNING of this description; thence Continuing West 179.65 feet to a 5/8 inch iron pin in the Easterly right of way line of the Weed-Klamath Falls Highway, as the same is presently located on the ground; thence North 20 degrees 41' 20" West along said right of way line 45.9 feet to a 5/8 inch aluminum capped Iron Pin stamped O.S.H.D.; thence North 43 degrees 18' 10" East along the Southeasterly right of way line of said Highway 180.0 feet to a 5/8 inch Iron Pin; thence South 22 degrees 38' East 188.4 feet, more or less to the POINT OF BEGINNING;

EXCEPT that property conveyed to the State of Oregon, by and through its State Highway Commission by deeds recorded in Books M68-4194 and M68-1184, Microfilm Records of Klamath County, Oregon.

AND ALSO EXCEPT that portion conveyed to Klamath County by deed recorded on July 12, 1985 in Volume M85, page 11037, Microfilm Records of Klamath County Oregon.