

03 SEP 4 PM 10:55

NJC - 62249KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DENNIS C. HITT  
25420 N. POE VALLEY RD.  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 09/04/2003 10:55 a m  
Vol M03 Pg 65373-79  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
The following address:

DENNIS C. HITT  
25420 N. POE VALLEY RD.  
KLAMATH FALLS, OR 97603

Escrow No. MT62249-KR

WARRANTY DEED

SHASTA LIVESTOCK AUCTION YARD, INC., a California corporation and BAILEY LIVESTOCK, INC., an Oregon corporation who took title as Bailey Livestock Auction, Inc., an Oregon corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to DENNIS C. HITT and JANIS HITT, as tenants by the entirety, 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:

The E1/2 of the E1/2 of the W1/2 of the NW1/4 and that portion of the E1/2 of the E1/2 of the NW1/4 of the SW1/4 of Section 15, Township39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, that lies North of Highway 140, also known as Klamath Falls - Lakeview Highway.

Account No.: 3910-01500-00500-000      Key No.: 596616

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$60,000.00.

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.

Dated this 26<sup>th</sup> day of August, 2003

SHASTA LIVESTOCK AUCTION YARD, INC., a California corporation  
BY: Callie A. Wood  
CALLIE A. WOOD, SECRETARY-TREASURER

BAILEY LIVESTOCK, INC., an Oregon corporation  
BY: Donald L. Bailey  
~~CALLIE A. WOOD, SECRETARY-TREASURER~~  
DONALD L. BAILEY, President

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on August 26, 2003 by CALLIE A. WOOD, SECRETARY-TREASURER OF SHASTA LIVESTOCK AUCTION YARD, INC., a California corporation and DONALD L. BAILEY, PRESIDENT OF BAILEY LIVESTOCK, INC., an Oregon corporation.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

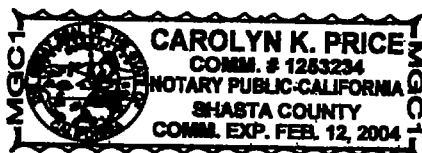
26F

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of ShastaOn 8/27/03 before me,Carolyn K Price - Notary Public  
Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared Callie A. Wood

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~~<sup>she</sup> ~~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.

Carolyn K Price  
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 DeedDocument Date: 8/26/03 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: \_\_\_\_\_

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

Signer Is Representing:

 RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer's Name: \_\_\_\_\_

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

Signer Is Representing:

 RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here