

# MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol M04 Page 48604

KNOW ALL MEN BY THESE PRESENTS, That  
OREGON STATE UNIVERSITY FOUNDATION, a nonprofit Oregon corporation  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
SARAH A. DEXTER, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

Klamath County Tax Account #3610-0300-800, #3610-0300-900, and #3610-0300-1000.

04 JUL 26 AM 8:54

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 all 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 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 paid for this transfer, stated in terms of dollars, is \$ 42,500.00  
~~the whole~~  
~~part of the~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26<sup>th</sup> day of December, 1987;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

by:

*John W. Irving, Acting Executive Secretary*  
OREGON STATE UNIVERSITY FOUNDATION, a non-profit Oregon corporation

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of ) ss.  
19

STATE OF OREGON, County of Benton ) ss.  
December 28, 19 87  
Personally appeared John W. Irving and

Personally appeared the above named

who, being duly sworn,  
~~each for himself and not one for the other, did say that the latter is the~~  
Acting Executive Secretary, president and that the latter is the  
secretary of Oregon nonprofit  
State University Foundation, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

*Joria M. Charles*  
Notary Public for Oregon

My commission expires: 8/12/89

(OFFICIAL  
SEAL)

Oregon State University Foundation  
Snell Hall 517  
Corvallis, OR 97331  
GRANTOR'S NAME AND ADDRESS

SARAH A. DEXTER  
P.O. Box 375  
Sprague River, OR 97639  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE SARAH A. DEXTER  
P.O. Box 33004  
Juneau, AK 99801  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

State of Oregon, County of Klamath  
Recorded 07/26/004 8:54 m  
Vol M04 Pg 48604-05  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

SPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

That part of the N1/2 of the SE1/4 of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Sprague River Highway, Klamath County, Oregon.

## PARCEL 2:

The following described real property in Klamath County, Oregon:

A tract of land situated in Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 3: thence North along the West Section line of said Section 3 to the Southwest corner of the NW1/4 SW1/4 of said Section; thence East along the South line of the NW1/4 SW1/4 to the Southwest corner of the E1/2 NW1/4 SW1/4 of said Section; thence South 57 degrees 30' East a distance of 1350 feet; thence North 37 degrees 30' East a distance of 880 feet, more or less to a point that is 307 feet Westerly from measured at right angles to the North-South centerline of said Section; thence North parallel with and 307 feet Westerly from the North-South centerline of said Section to a point that is 40 feet Southerly from measured at right angles to the East-West centerline of said Section; thence East parallel with and 40 feet Southerly from the East-West centerline of said Section to the North-South centerline of said Section; thence Northeasterly to a point on the Southerly right of way line of the Sprague River Highway, to a point that is 200 feet Southeasterly along the South right of way line of the Sprague River Highway from the intersection of the North-South and the South right of way line of the Sprague River Highway; thence Southerly following the Southerly right of way line of said Sprague River Highway to the South line of said Section 3; thence West on said South line to the point of beginning.

EXCEPTING THEREFROM all that part lying West of the Sprague River and further excepting therefrom the Southerly 660.0 feet that lays East of the Sprague River.

TOGETHER WITH all the rights and interest in the Pump and Motor for irrigation purposes.