

WT 88642-PS



THIS SPA

2010-012591

Klamath County, Oregon



10/26/2010 11:44:16 AM

Fee: \$42.00

After recording return to:

PAUL DONAHOE & DONNA J. DONAHOE

PO BOX 175

MALIN, OR 97632

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

PAUL DONAHOE & DONNA J. DONAHOE

PO BOX 175

MALIN, OR 97632

Escrow No. MT88642-PS

Title No. 0088642

### STATUTORY WARRANTY DEED

**WINEMA ELEVATORS, INC., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **PAUL DONAHOE and DONNA J. DONAHOE, husband and wife**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

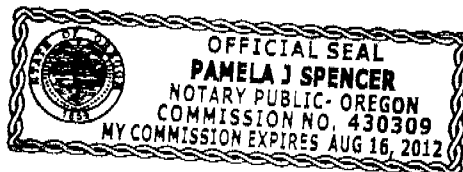
The true and actual consideration for this conveyance is **\$105,350.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 21st day of October, 2010.

WINEMA ELEVATORS, INC.

BY: Craig Fleck  
CRAIG FLECK, SECRETARY



STATE OF OREGON  
County of KLAMATH

This instrument was acknowledged before me on Oct. 21, 2010, by CRAIG FLECK as SECRETARY of WINEMA ELEVATORS, INC., an Oregon corporation.

Pamela J. Spencer  
Notary Public for Oregon  
My Commission Expires:

42pmt

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in Government Lot 14 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point where the North and South center line of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, intersects the Southeasterly right of way line of the county road running from Malin to the Great Northern Depot, which point of beginning is 359 feet South of the Northeast corner of Government Lot 14 of said Section 16; thence South 128.37 feet; thence West 155 feet; thence North 75 feet, more or less, to the Southeasterly boundary of said county road; thence North 71° 00' East along the boundary of said county road a distance of 163.93 feet to the point of beginning

ALSO,

Beginning at a point on the East line of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which is 152.5 feet, more or less North from the 1/4 corner on the South line of said Section 16, which point of beginning, is, when measured along the radius line of the curve of the Great Northern Railroad, a distance of 139.2 feet from the Northeasterly right of way line of said railroad; thence North along the East line of the SE1/4 SW1/4 of said Section 16, a distance of 662.13 feet more or less, to the Southeast corner of that certain parcel of land conveyed by Emma D. Spencer to Andrew E. Street, et ux, recorded on page 203 of Volume 233 of Deeds, records of Klamath County, Oregon; thence West along the South line of said parcel a distance of 155 feet to the Southwest corner thereof; thence North along the West line of said parcel a distance of 75 feet, more or less, to the Southeasterly line of the County Road running from Malin to the Great Northern Depot; thence South 71 degrees 00' West along the Southeasterly line of said road, 331.27 feet, more or less, to a point which is North 783 feet, more or less, and East 470 feet, more or less, from the 1/4 corner on the South line of said Section 16, and which point is North 71 degrees 00' East 164.9 feet from the intersection of the Southeasterly line of said County Road with the Northeasterly right of way line of said railroad; thence South 40 degrees 05' East 165.8 feet to a point which is North 49 degrees 55' East 139.2 feet from the Northeasterly right of way line of said railroad; thence Southeasterly along a line parallel to and 139.2 feet distant from the Northeasterly right of way line of said railroad, to the point of beginning, being a portion of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.