

2012-005498

Klamath County, Oregon



00118547201200054980020024

05/21/2012 03:47:30 PM

Fee: \$42.00

FORM No. 703 - WARRANTY DEED.

COPYRIGHT 1993 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

NABB

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That G Bar W Land and Cattle Co. an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeff Hunt and Lynda Hunt, husband and wife, and Richard C. Sanford and Jennifer L. Sanford, husband and wife hereinafter called the 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:

NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 14,
NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 13,
NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 13, Township 30 South, Range 10 East of the Willamette Meridian.
NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of of the SW $\frac{1}{4}$ of Section 18, Township 30, Range 11 East of the Willamette Meridian.

AND also, a parcel of land lying North and East of the Williamson River in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center $\frac{1}{4}$ corner of said Section 14, said point lying in the fence corner and being South 89 degrees 28' East 2634.4 feet from the stone marking the West $\frac{1}{4}$ corner of said Section 14; thence South 0 degrees 01' East along the North-South fence line and the extension thereof 1088.3 feet to the Northeast bank of the Williamson River; thence following said bank;
North 17 degrees 25' West 151.3 feet; North 1 degrees 37' West 190.4 feet;
North 61 degrees 19' West 91.4 feet; South 62 degrees 25' West 80.2 feet;
North 31 degrees 32' West 157.3 feet; North 89 degrees 59' West 168.3 feet;
North 6 degrees 25' East 181.5 feet; North 64 degrees 51' West 125.9 feet;
North 31 degrees 01' East 186.8 feet; North 27 degrees 02' West 226.1 feet;
North 52 degrees 52' East 36.9 feet to the North line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, it being on the East-West fence line; thence South 89 degrees 28' East along the North line of the SW $\frac{1}{4}$ of said Section 14, along said fence line 523.0 feet, more or less, to the point of beginning.

(CONTINUE DESCRIPTION ON REVERSE IF NECESSARY)

The true and actual consideration for this conveyance is \$400,000.00. (Here comply with ORS 93.030.)

G. Bar W Land & Cattle Co.
1059 Crews Road
Medford, OR. 97501
Grantor's Name and Address
Jeff and Lynda Hunt
P. O. Box 98
Silver Lake, Or. 97638
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Jeff and Lynda Hunt
P. O. Box 98
Silver Lake, Or. 97638
Until requested otherwise send all tax statements to (Name, Address, Zip):
Jeff and Lynda Hunt
P. O. Box 98
Silver Lake, Or. 97638

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

F-37.00

To Have and to Hold the same unto the 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 are those of record and those apparent upon the land as of the date of this deed.

and that grantor will warrant and forever defend the above granted 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.

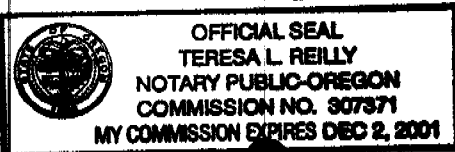
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of May, 1998;
if a corporate grantor, 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.

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.

Wallace W. Watkins
Brenda C. Watkins

STATE OF OREGON, County of JACKSON) ss.
This instrument was acknowledged before me on May 14, 1998,
by WALLACE W. WATKINS AND BRENDA C. WATKINS
This instrument was acknowledged before me on May 14, 1998,
by WALLACE W. WATKINS AND BRENDA C. WATKINS
as PRESIDENT AND SECRETARY / TREASURER
of G BAR W LAND + CATTLE CO.



Teresa L. Reilly
Notary Public for Oregon
My commission expires 12/2/2001