

# WARRANTY DEED

77626

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KNOW ALL MEN BY THESE PRESENTS, That, SUPERIOR HOMES CORP., a corporation duly organized and incorporated under the laws of the State of Oregon, in consideration of Seventeen Thousand Five Hundred Dollars (\$17,500.00) to it paid by, SCHOOL DISTRICT NO.-1- OF

KLAMATH COUNTY, OREGON, A PUBLIC SCHOOL DISTRICT OF THE STATE OF OREGON, does hereby grant, bargain, sell and convey to said Public School District No.-1- of Klamath County, Oregon, a public school district of the State of Oregon, its successors and assigns forever, the following described parcel of real estate, situate, lying and being in the City of Klamath Falls, County of Klamath, and State of Oregon, to-wit:

A piece or parcel of land situate in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 20, T.38 S., R.9 E.W.M., being also a portion of Eldorado Heights Addition to the City of Klamath Falls, Oregon, vacated by Ordinance No.4865 of the City of Klamath Falls, and being more particularly described as follows:

Beginning at an iron pin on the westerly boundary of Lexington Avenue from which the Section Corner common to Sections 20, 21, 28, and 29, T.38 S., R.9 E.W.M. bears S 0° 05' E 99.68 feet, S 89° 58' E 975.84 feet, S 0° 18' W 1341.57 feet, and S 89° 38' E 390.0 feet distant (said point of beginning being also on the northeasterly corner of Lot 21, Block 7 of said vacated Eldorado Heights Addition), all said ties and locations being as shown on the duly recorded plat of the said vacated Eldorado Heights Addition; thence S.58° 08' W 105.0 feet to an iron pin on the centerline of Block 7 of said vacated Eldorado Heights Addition; thence N 31° 51' W along the centerline of said vacated Block 7 518.9 feet to an iron pin; thence N.67° 07' 3/4' W 63.3 feet to an iron pin on the centerline of Block 8 of said vacated Eldorado Heights Addition; thence along a 6° 37' circular curve to the left on the centerline of said vacated Block 8, having a radius of 864.7 feet and having a long chord which bears N 63° 38' W 446.35 feet, a distance of 472.2 feet to an iron pin; thence N 73° 53' W 60.85 feet to an iron pin on the centerline of Block 9 of said vacated Eldorado Heights Addition; thence N 89° 47' W along the centerline of said vacated Block 9 341.05 feet to an iron pin on the easterly boundary of Sixth Avenue; thence N 0° 50' E along the easterly boundary of Sixth Avenue and Sixth Avenue extended the easterly boundary of the said vacated Eldorado Heights Addition; thence S 89° 58' E along the northerly boundary of the said vacated Eldorado Heights Addition 1209.9 feet to an iron pin on the westerly boundary of Lexington Avenue and Lexington Avenue extended; thence S 0° 05' E along the westerly boundary of Lexington Avenue 1237.3 feet, more or less, to the point of beginning; containing 22.43 acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises.

Together with the tenements, hereditaments and appurtenance thereunto belonging, or in anywise appertaining; and also all its estate, right, title and interest, at law and equity, therein and thereto.

TO HAVE AND TO HOLD the same to the said, SCHOOL DISTRICT

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25

1 No.-1- OF KLAMATH COUNTY, OREGON, A PUBLIC SCHOOL DISTRICT OF THE

2 STATE OF OREGON, ITS SUCCESSORS AND ASSIGNS FOREVER. And the

3 said, Superior Homes Corp., does covenant with the said, School

4 District No.-1- and its successors, assigns and legal representatives

5 for ever, that said corporation is lawfully seized in fee simple

6 of the above granted premises, that the above granted premises are

7 free from all incumbrances, and that it will, and its successors shall,

8 WARRANT AND DEFEND the same to the said, SCHOOL DISTRICT NO.-1- OF

9 KLAMATH COUNTY, OREGON, A PUBLIC SCHOOL DISTRICT OF THE STATE OF OREGON,

10 its successors and assigns forever, against the lawful claims and

11 demands of all persons whomsoever, except rights-of-ways and/or

12 easements as hereinbefore stated.

13 IN WITNESS WHEREOF, SUPERIOR HOMES CORP., pursuant to a re-

14 solution of its Board of Directors, duly and legally adopted, has

15 caused these presents to be signed by its President and Secretary

16, and its corporate seal to be hereunto affixed this -4- day of

17 March, 1963.

18 By, Henry E. Perkins President  
By, Helen S. Perkins Secretary

19  
20 STATE OF OREGON, ss.

21 COUNTY OF KLAMATH,

22 On this, -4- day of March, 1963, before me appeared,

23 Henry E. Perkins and Helen S. Perkins, both to me personally known, who

24 being duly sworn, did say that he, the said Henry E. Perkins, is the

25 President, and she, the said Helen S. Perkins, is the Secretary of,

26 SUPERIOR HOMES CORP., the within named Corporation, and that the seal

27 affixed to said instrument is the corporate seal of said Corporation,

28 and that said instrument was signed and sealed in behalf of said Corpora-

29 tion by authority of its Board of Directors, and said Henry E. Perkins

30 and Helen S. Perkins, acknowledge said instrument to be the free act

31 and deed of said Corporation.

32 IN WITNESS WHEREOF, I have hereunto set my hand and affixed

my official seal, this the day and year first in this, my certificate,

written,

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

My Commission Expires 4/2/64

State of Oregon, County of Klamath, ss.

Filed for record at request of Klamath County Title Co.

this 6 day of March, A.D. 1963, at 3:51 o'clock P.M., and

duly recorded in Vol. 343 of Deeds on Page 489.

Fee \$2.50 CHAS. F. DELAP, COUNTY CLERK

By Chas. F. Delap Deputy

Set to Page-2-  
Procter & Puckett  
518 Main St.

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