

WARRANTY DEED

THIS INDENTURE WITNESSETH, That WILLIAM A. BRAY and RUBY E. BRAY, husband and wife, hereinafter known as grantors for and in consideration of the sum of Ten Dollars to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Robert Masterson, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL I: Beginning at a point in the SW $\frac{1}{4}$ of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0°43' West 250 feet from the one quarter corner common to Section 7 and 8 of said Township and Range; thence East 305.3 feet to a point; thence North 265.18 feet, more or less, to the most Southerly corner of a parcel of land described in a deed filed in Deed Records of Klamath County, Oregon, Volume 181 at page 175; thence North 45°09 $\frac{1}{2}$ ' West 300 feet, more or less, to the Southeasterly right of way line of the Weed-Klamath Falls Highway, as the same is now located and constructed; thence South 44°50 $\frac{1}{2}$ ' West along said right of way line, 138 feet, more or less, to its intersection with the West line of Section 8, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°43' East along said line, 379 feet, more or less, to the point of beginning, being a portion of the SW $\frac{1}{4}$ of Section 8, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL II: Beginning at a point on the East line of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 0°43' West 250 feet from the one quarter corner common to Sections 7 and 8 of said Township and Range; thence West 346 feet, more or less, to the Southeasterly right of way line of the Dalles-California Highway, as the same is now located and constructed; thence Northeasterly along said right of way line to its intersection with the East line of said Section 7; thence South 0°43' East along said Section line to the point of beginning, being a portion of the SE $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: Easements and rights of way granted to California-Oregon Power Company by instruments recorded in Volume 68 at page 107, Volume 69 at page 502, Volume 75 at page 327 and Volume 137 at page 81, Deed Records of Klamath County, Oregon; Limited access in deed to State of Oregon, by and through its State Highway Commission, recorded in Volume 290 at page 120, Deed Records of Klamath County, Oregon; Other easements and rights of way of record and apparent on the land, if any.

SUBJECT TO: Lease with Klamath Sign Co. which said lease expires July 15, 1967, and grantors reserve unto themselves, their heirs and assigns all rental payments from said lease.

UPON THE EXPRESS CONDITION AND RESTRICTION that neither the grantee, his heirs, assigns, executors or administrators shall or will erect or suffer or permit to be erected on any part or parcel of the premises herein conveyed any motel or hotel for a period of five years from July 15, 1963.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all

Warranty Deed - Page 1.

BANDON & BANDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.



lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 26th day of February, 1963.

STATE OF CALIFORNIA

County of Shasta

BE IT REMEMBERED, That on this 26th day of February, 1963, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named William A. Bray and Ruby E. Bray, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Carl W. Williams
Notary Public for California

My Commission Expires:

Filed for record at request of Oregon Title Co.

this 26th day of March A.D. 1963 at 3:32 o'clock P.M., and

duly recorded in Vol. 344 of Deeds on Page 222.

Fee \$2.50

CHAS. F. DELAP, COUNTY CLERK

By [Signature] Deputy

Warranty Deed - Page 2.

BANDON & BANDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.