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M. 10/12

KNOW ALL MEN BY THESE PRESENTS, that ERICKSON INVESTMENT COMPANY, a corporation duly organized and existing under the laws of the State of California, hereinafter called grantor, in consideration of Ten Dollars to grantor paid, does hereby grant, bargain, sell and convey unto O. & E. Corporation, an Oregon corporation, hereinafter called grantee, its successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: All that portion of Tracts 32, 33A and 36, Enterprise Tracts, situated in the NW $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the south line of said Tract 32, said point being North 89 degrees 30'45" West, a distance of 281.8 feet from the southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said beginning point also being on the northwesterly line of Austin Street as deeded to Klamath County by Deed Volume 229 page 300, Klamath County Deed Records; thence North 34 degrees 07'30" East at right angles to South Sixth Street and along the northwesterly line of Austin Street a distance of 183.08 feet to an iron pin on a point on a line that is parallel to and 180 feet distant at right angles from the east line of said Tract 32; thence North 0 degrees 20'45" East along said parallel line and along the westerly line of Austin Street a distance of 722.70 feet to an iron pin that is South 0 degrees 20'45" West a distance of 400.02 feet from the iron pin marking the southerly line of Shasta Way; thence North 89 degrees 39'15" West a distance of 629.67 feet to an iron pin on the southeasterly line of Avalon Street; thence South 30 degrees 37'00" West along the southeasterly line of Avalon Street a distance of 667.53 feet to an iron pin on the most northerly corner of a tract described as Parcel 3 in Deed Volume 256 page 96, Klamath County Deed Records; thence South 59 degrees 23'00" East along the northeasterly line of said tract a distance of 149.94 feet to an iron pin; thence South 30 degrees 37'00" West along the southeasterly line of said tract a distance of 59.20 feet to an iron pin on the northeasterly line of Pershing Way; thence South 55 degrees 52'30" East along the northeasterly line of Pershing Way a distance of 485.15 feet to an iron pipe on the southerly projection of the line between Tracts 32 and 36, Enterprise Tracts; thence North 0 degrees 14'30" West along said projected line a distance of 98.97 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 89 degrees 30'45" East along the southerly line of said Tract 32 a distance of 362.50 feet to the point of beginning, containing 16.015 acres, more or less.

PARCEL 2: A parcel of land situated in the NW $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the northwest corner of said Section 3, said point being marked by a cased iron pin; thence South 0 degrees 00'30" East along the westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also known as South Sixth Street, as the same is now located and

1 constructed; thence South 55 degrees 52'30" East, along said parallel line  
 2 a distance of 1682.84 feet to an iron pin on the northwesterly line of  
 3 Austin Street; thence North 34 degrees 07'30" East along said line a  
 4 distance of 235.00 feet to an iron pin on the northeasterly line of  
 5 Pershing Way, said point being the True Point of Beginning of this  
 6 description; thence North 34 degrees 07'30" East along the Northwesterly  
 7 line of Austin Street a distance of 282.50 feet to an iron pipe on the  
 8 southerly line of Tract 32, Enterprise Tracts, said point being North  
 9 89 degrees 30'45" West a distance of 281.8 feet from the southeast corner  
 10 of said Tract 32 (this same reference is described as being West a  
 11 distance of 281.7 feet by previous records), said point being on the  
 12 northwesterly line of that tract deeded to Klamath County by Deed Volume  
 13 229 page 300, Klamath County Deed Records; thence North 89 degrees 30'45"  
 14 West along the southerly line of said Tract 32 a distance of 362.50  
 15 feet to an iron pipe on the southwest corner of said Tract 32; thence  
 16 South 0 degrees 14'30" East along the southerly projection of the line  
 17 between Tracts 32 and 36, Enterprise Tracts, a distance of 98.97 feet to  
 18 an iron pipe on the northeasterly line of Pershing Way; thence South  
 19 55 degrees 52'30" East along said line a distance of 245.93 feet to the  
 20 True Point of Beginning of this description, containing 1.209 acres,  
 21 more or less.

22 PARCEL 3: Beginning at the iron pipe marking the Southeast corner of  
 23 Enterprise Tract 32 in Section 3, Township 39 South, Range 9 East of the  
 24 Willamette Meridian, Oregon, and running thence West along the South line  
 25 of Tract 32 a distance of 209.57 feet, more or less, to an iron pipe  
 26 marking the Easterly line of Austin Street; thence North 34 degrees 07'  
 27 East along the Easterly line of Austin Street northeasterly at right angles  
 28 to the center line of South Sixth Street a distance of 161.08 feet, more  
 29 or less, to an iron rod which lies on a line which is parallel to and 120  
 30 feet westerly at right angles from the east line of Tract 32; thence  
 31 north along said parallel line and the east line of Austin Street 391.3  
 32 feet, to the true point of beginning, said point of beginning being 823.0  
 feet south of the north line of Section 3, thence north along said paral-  
 lel line and the east line of Austin Street 500.0 feet, more or less,  
 to a point which marks the Southwest corner of parcel of land conveyed by  
 Swan Lake Moulding Company to William L. Wales, Jr., thence leaving the  
 easterly boundary of Austin Street easterly parallel to and 323 feet  
 distant at right angles from the North line of Section 3 a distance of  
 120 feet to an iron rod marking the southeast corner of said Wales  
 parcel, on the east line of Tract 32; thence south along the east line of  
 Tract 32, 500.0 feet to a point, said point being 823.0 feet South of the  
 North line of Section 3; thence West on a line parallel to the North line  
 of Section 3, a distance of 120 feet to the point of beginning. Said  
 parcel contains 60,000 square feet, more or less.

SUBJECT TO:

1. Taxes for 1966-67 now a lien, but not yet payable.
2. 32nd Sewer Lien, docketed November 21, 1963, in Bond Lien Docket Card 32-8 of the City of Klamath Falls, Oregon, in amount of \$13,851.90 payable in 10 annual installments. Two paid, none due. (Affects Parcel 1).
3. 32nd Sewer Lien, docketed November 21, 1963, in Bond Lien Docket Card 32-9 of the City of Klamath Falls, Oregon, in amount of \$1,055.10 payable in 10 annual installments. Two paid, none due. (Affects Parcel 2).
4. 32nd Sewer Lien docketed November 21, 1963 in Bond Lien Docket Card 32-10 of the City of Klamath Falls, Oregon, in amount of \$2,751.75 payable in 10 annual installments of \$275.17. Two paid, none due. (Affects Parcel 3).

- 1 5. 157th Paving Lien docketed November 21, 1963 in Bond Lien Docket Card  
2 157-7 of the City of Klamath Falls, Oregon, in amount of \$8,998.38 payable  
3 in 10 annual installments. Two paid, none due. (Affects Parcel 1).
- 4 6. 163rd Paving Lien docketed December 30, 1964 in Bond Lien Docket Card  
5 163-1 of the City of Klamath Falls, Oregon, in amount of \$17,442.26 payable  
6 in 10 annual installments. Two paid, none due. (Affects Parcel 1).
- 7 7. 163rd Paving Lien docketed December 30, 1964, in Bond Lien Docket Card  
8 163-2 of the City of Klamath Falls, Oregon in amount of \$4,883.88 payable  
9 in 10 annual installments. One paid, none due. (Affects Parcel 2).
- 10 8. 163rd Paving Lien docketed December 30, 1964, in Bond Lien Docket Card  
11 163-3 of the City of Klamath Falls, Oregon in amount of \$13,240.61 payable  
12 in 10 annual installments. One paid, none due. (Affects Parcel 3).
- 13 9. 35th Sewer Lien docketed March 2, 1964, in Bond Lien Docket Card 35-1  
14 of the City of Klamath Falls, Oregon, in amount of \$8,993.53, payable in  
15 10 annual installments. None paid, two due. (Affects Parcel 1).
- 16 10. 35th Sewer Lien docketed March 2, 1964 in Bond Lien Docket Card 35-2  
17 of the City of Klamath Falls, Oregon, in amount of \$685.05 payable in 10  
18 annual installments. None paid, two due. (Affects Parcel 2).
- 19 11. Liens and assessments of Klamath Project and Klamath Irrigation District,  
20 and regulations, contracts, easements, and water and irrigation rights in  
21 connection therewith.
- 22 12. Rules, regulations and assessments of South Suburban Sanitary District.
- 23 13. Rights of the public in any portion of said premises included within  
24 the limits of any street, road or highway.
- 25 14. Mortgage, including the terms and provisions thereof, executed by  
26 Erickson Investment Company, a corporation, to Justin Turner, dated  
27 October 5, 1965, recorded November 15, 1965, in Microfilm records as  
28 Document No. 1848 Volume M65 page 3650, records of Klamath County, Oregon,  
29 to secure the payment of a promissory note in the amount of \$142,700.00,  
30 the balance of which the grantee herein expressly assumes and agrees to  
31 pay in accordance with the terms and conditions thereof.
- 32 15. Memorandum of Lease, including the terms and provisions thereof,  
executed by Erickson Investment Company, a California corporation, and  
J. C. Penney Company, Inc., a Delaware corporation, dated February 12,  
1965, recorded March 7, 1966 in Microfilm records as Document No. 4445  
Volume M66 page 1857, records of Klamath County, Oregon.
16. Lease, including the terms and provisions thereof, executed by  
Erickson Investment Company, a California corporation, and Montgomery Ward  
& Co., Incorporated, an Illinois corporation, dated June 23, 1965, recorded  
March 11, 1966 in Microfilm records as Document No. 4556 Volume M66 page  
1994, records of Klamath County, Oregon.
17. Agreement, including the terms and provisions thereof, between Oregon  
Shopping Center, Inc., an Oregon corporation, and Erickson Investment Co.,  
a California corporation, dated July 30, 1965, recorded March 30, 1966  
in Microfilm records as Document No. 5080 Volume M66 page 2768, records  
of Klamath County, Oregon.
18. Lease, including the terms and provisions thereof, executed by  
Erickson Investment Co., a California corporation, and Payless Drug Store,  
an Oregon corporation, dated August 3, 1966, recorded August 12, 1966,  
in Microfilm records as Document No. 8453 Volume M66 page 8198, records  
of Klamath County, Oregon.

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1 TO HAVE AND TO HOLD the above described and granted premises unto the  
2 said grantee, its successors and assigns forever.

3 Done by order of the grantor's board of directors, with its corporate  
4 seal attached, this 29<sup>th</sup> day of September, 1966.

5 ERICKSON INVESTMENT COMPANY

6 By Franklin E. Erickson President

7 By William A. Livaich Secretary

8  
9  
10 STATE OF CALIFORNIA )

11 County of Sacramento ) ss.

October 10, 1966

12 Personally appeared Franklin E. Erickson and William A. Livaich, who,  
13 being duly sworn, each for himself and not one for the other, stated that the  
14 former is the President and that the latter is the Secretary of grantor  
15 corporation and that the seal affixed hereto is its seal and that this deed  
16 was voluntarily signed and sealed in behalf of the corporation by authority  
17 of its board of directors.

18 Before me:

19 John D. Burtch  
20 NOTARY PUBLIC  
21 In and for said County and State

22 My Commission expires: 2/20/68

23  
24 STATE OF OREGON; COUNTY OF KLAMATH; ss.

25 Filed for record at \_\_\_\_\_ of Klamath Co. Title Co.  
26 this 18 day of October, 1966, at 4 o'clock P.M., and  
27 duly recorded in Vol. 1246, of Deeds of the  
28 \_\_\_\_\_ County of \_\_\_\_\_

29 Fee \$ 6.00

By John D. Burtch

30 Return  
31 KLAMATH COUNTY TITLE CO.  
32 P.O. Box 151  
Klamath Falls, Oregon

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