

11200

V. 11-17 3675

67-397 6

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRONTIER GUEST RANCH, an Oregon Corporation, in consideration of Ten and no/100 Dollars (\$10.00) to it paid by FRANK JAKUBOWSKI and PEGGY LOU JAKUBOWSKI, husband and wife, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said FRANK JAKUBOWSKI and PEGGY LOU JAKUBOWSKI, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette meridian, more particularly described as follows:

Beginning at an iron pin on the Easterly line of the County Road, said point being South 0°36' West a distance of 669.4 feet, South 89°24' West a distance of 978.98 feet, and North 3°07' West a distance of 146.8 feet from the center 1/4 corner of said Section 10, said point being the most Westerly corner of that tract of land described in deed Volume 325 at page 8, Klamath County Deed Records; thence North 80°46' East along the property line described in said Deed Volume a distance of 127.7 feet to an iron pin; thence North 11°51' West a distance of 54.5 feet to an iron pin; thence South 82°50' West a distance of 119.0 feet, more or less, to an iron pin on the Easterly line of the County Road; thence South 3°07' East along the easterly line of the County Road a distance of 59.05 feet, more or less, to the point of beginning.

SUBJECT TO: 1. The restriction that no beer shall be kept for sale or sold or meals sold on the premises conveyed hereby unless there should be a cancellation of the license granted by the Oregon Liquor Control Commission upon the following described premises which are the premises grantor has intended to benefit by the foregoing restriction:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10 T. 36 S., R. 6 E.W.M. and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being S. 0°36' W. a distance of 669.4 feet and S. 89°24' W. a distance of 460 feet from the center 1/4 corner of said

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Section 10; thence N. 0°36' E. a distance of 150 feet to the true point of beginning and continuing thence N. 0°36' E. a distance of 97 feet to an iron pin; thence S. 89°24' W. a distance of 50 feet to an iron pin; thence N. 0°36' E. a distance of 99.2 feet to an iron pin on the South line of A Street Frontier Tracts, according to the duly recorded plat thereof; thence N. 89°17' E along the south line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said Frontier Tracts; thence S. 0°36' W. along the West line of said Street to its intersection with the North line of a 50 foot Street fronting on lots 20 to 25, inclusive, Frontier Tracts; thence S. 89°24' W. along the North line of said Street to the point of beginning.

2. Taxes for the Fiscal Years:
1963-64
1964-65
1965-66
1966-67

Personal Property Taxes for the Fiscal Years:
1965-66
1966-67

3. An easement created by instrument, including the terms and provisions thereof, dated November 14, 1955, recorded November 21, 1955, in Volume 279 at page 249, in favor of the California-Oregon Power Company for transmission of electricity and other facilities. Said easement is 10 feet in width but is not located by description in the deed of creation.
4. An easement for water pipes and well use as created in that certain easement agreement together with right of ingress and egress as created in agreement recorded April 1, 1960, in Volume 320 at page 155.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all its estate, right, title and interest at law and equity therein and thereto except as above limited.

TO HAVE AND TO HOLD the above-described and granted premises unto the said FRANK JAKUBOWSKI and PEGGY LOU JAKUBOWSKI, husband and wife, their heirs and assigns forever. And the said FRONTIER GUEST RANCH, grantor above named, does covenant to and with FRANK JAKUBOWSKI and PEGGY LOU JAKUBOWSKI, grantees above named, their heirs and assigns, that it, FRONTIER GUEST RANCH, is lawfully seized in fee simple of the above-granted premises, that the above

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granted premises are free and clear from all encumbrances except as above stated, and that it will and its successors shall warrant and defend the same and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, FRONTIER GUEST RANCH, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary and its corporate seal to be hereunto affixed this

16 day of May, 1967.

FRONTIER GUEST RANCH

By Harold J. Fish
President

By C. O. Carlstrom
Secretary

STATE OF Oregon } ss.
County of Clatsop

Personally appeared HAROLD J. FISH, who being first duly sworn, did say that he is the President of FRONTIER GUEST RANCH and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be its voluntary act and deed.

John Brown
Notary Public for Oregon
My Commission Expires: 10/4/68

STATE OF NEVADA } ss.
County of Ormsby

Personally appeared C. O. CARLSTROM, who being first duly sworn, did say that he is the SEcretary of FRONTIER GUEST RANCH and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be its voluntary act and deed.

Mabel J. Snooks
Notary Public for Nevada
My Commission Expires:

MABEL J. SNOOKS
Notary Public — State of Nevada
Ormsby County
My Commission Expires Dec. 2, 1969

STATE OF OREGON, } ss
County of Klamath }
Filed for record at request of:
Oregon Title Co.
on this 17 day of May A. D. 19 67
at 1:57 P. M. and duly
recorded in Vol. M-67 of deed
Page 3675
DORSEY ROGERS, County Clerk
Fee 6.00 By *Dorsey Rogers* Deputy
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