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68-600 642

1 KNOW ALL MEN BY THESE PRESENTS, That ARROWHEAD BUILDING & SUPPLY, INC., a
2 corporation duly organized and existing under the laws of the State of Oregon,
3 hereinafter called Grantor, for the consideration hereinafter recited does here-
4 by grant, bargain, sell and convey unto E. THARALSON and AGNES H. THARALSON,
5 husband and wife, hereinafter called Grantees, and Grantees' heirs and assigns,
6 that certain real property, with the tnelements, hereditaments and appurtenances
7 thereunto belonging or appertaining, situated in the County of Klamath, State of
8 Oregon, described as follows, to-wit:

9 Beginning at a point on the East line of Section 10, Township 36 South,
10 Range 10, E.W.M. at a point 1200 feet North of the Southeast corner of
11 said Section 10; thence West 1050 feet; thence North 1440 feet, more or
12 less, to the East and West line through the center of said Section 10;
13 thence East along said center line 1050 feet, more or less, to the East
14 boundary line of said Section 10; thence South 1440 feet, more or less,
15 to the point of beginning, EXCEPTING and reserving from said premises
16 the following described parcel: Commencing at a point where the West
17 boundary line of the County Road intersects the North boundary line of
18 the SE $\frac{1}{4}$ of said Section 10, which point is approximately 30 feet West
19 of the Northeast corner of said SE $\frac{1}{4}$ of Section 10; thence West 10 rods;
20 thence South 30 rods; thence Southeasterly a distance of 10.82 rods to
21 the Western boundary line of said County Road; thence North along the
22 West boundary line of said County Road a distance of 34 rods to the
23 place of beginning; FURTHER EXCEPTING the following parcel: Beginning
24 at a point on the West boundary of a parcel of land deeded to E. W.
25 Varnum, the deed for which is recorded in Klamath County Deed Records,
26 Volume 259, Page 315, and which point of beginning is in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of
27 Section 10, Township 36 South, Range 10 East, Willamette Meridian and
28 lies North 1200 feet; thence West 1050 feet; and thence North 750 feet
29 from the corner common to Sections 10, 11, 14 and 15, in said Township
30 and Range; thence North 100 feet; thence East 150 feet; thence South
31 100 feet; thence West 150 feet to the point of beginning; being a por-
32 tion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 36 South, Range 10, E.W.M.

Subject to: Rights of the public in and to any portion lying below the
mean high water line of the Sprague River; Rights of the public in and
to any portion lying within the limits of public roads and highways;
Right of Way, including the terms and provisions thereof, recorded Feb-
ruary 23, 1940, in Deed Volume 127 at page 271; Reservations and Restric-
tions as to Easements for Main Railway Spur, roadways and buildings on
premises, including the terms and provisions thereof, recorded July 30,
1943, in Deed Volume 157 at page 197; Right of Way and Easement recorded
August 23, 1951, in Deed Volume 249 at page 283; Right of Way Deed re-
corded February 24, 1953 in Deed Volume 259 at page 318; Easement, in-
cluding the terms and provisions thereof, recorded August 16, 1954, in
Deed Volume 268 at page 494; Easement, including the terms and provisions
thereof, recorded April 28, 1955 in Deed Volume 274 at page 67.

The true and actual consideration for this transfer is \$30,000.00.

TO HAVE AND TO HOLD the above described and granted premises unto the said
Grantees and Grantees' heirs and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees'

DANONS, DANONS
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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heirs and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth, 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.

Done by order of the Grantor's Board of Directors, with its corporate seal attached, this 27th day of May, 1968.

ARROWHEAD BUILDING & SUPPLY, INC.
By Leroy Gienger
its President

By Elvire P. Gienger
its Secretary

STATE OF OREGON)
County of Klamath) SS

Personally appeared Leroy Gienger and Elvire P. Gienger who, being sworn, each for himself and herself and not one for the other, stated that the former is the President and that the latter is the Secretary of Grantor Corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its board of directors.

Before me:

Winifred Hartin
Notary Public for Oregon
My Commission Expires: May 23, 1969

STATE OF OREGON,) ss
County of Klamath)
Filed for record at request of
Transamerica Title Insurance Co.
on this 17 day of June A.D. 1968
at 3:00 o'clock PM and duly
recorded in Vol. M-68 of Deeds
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DOROTHY ROGERS, County Clerk

By Dorothy Rogers Deputy

Fee 3.00

Return to
GARDNER, GARDNER
& DORRIS
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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