

LEROY LEVY
of the Law Offices of
LEVY & LEVY
1420 N.E. 163 Street
NORTH MIAMI BEACH, FLORIDA

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 1ST day of July 1970, Between
ALBERT HOCHBERG and FRANCES HOCHBERG, his wife
of the County of Dade, State of Florida, grantor, and
SAFeway STORES, INCORPORATED a Maryland corporation
whose post office address is
of the County of _____, State of _____, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of ---TEN---
Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
lowing described land, situate, lying and being in Klamath County, ~~Klamath County~~
Oregon, to-wit:

RIDER ATTACHED PARCEL 1:

Beginning at a point in the Northerly line of Lot 75 a distance of 17.48 feet Southeasterly of the intersection of the South line of Shasta Way, with the Southerly line of Sixth Street; thence West parallel to and 10 feet distant from the South line of Shasta Way 38 feet; thence South 35 degrees West 170 feet; thence South 81.5 feet; thence East 164.43 feet to the property heretofore conveyed to Frank Ferrari and Annie Ferrari by Safeway Stores, Inc., of Nevada by deed dated March 18, 1942; thence Northeasterly along the Northwesterly line of said property 165.66 feet to a point in the Southerly line of South Sixth Street; thence Northwesterly along said line of South Sixth Street 148.64 feet to the point of beginning; together with an easement for street purposes on the strip of land between the Southerly line of Shasta Way and the Northerly line of the property described; together with an easement for street purposes on the strip of land forty feet (40') wide along the Northwesterly, West and South sides of the property hereby described; EXCEPTING therefrom however, that certain strip of land 10 feet in width lying Southerly of and parallel to the Southerly line of South Sixth Street which has heretofore been conveyed to the State Highway Commission.

Together with the building constructed thereon; and

PARCEL II: Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded in Vol. 111, page 399 of Deed Records of Klamath County, Oregon, and running thence: S. 0° 03' 45" W. along the Westerly line of said Cornett Tract a distance of 117.93 feet to an iron pipe; thence N. 34° 09' 30" E. a distance of 122.5 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence N. 55° 50' 30" W. along the Southerly right of way line of South Sixth Street, a distance of 82.93 feet, more or less, to the point of beginning, said tract being a portion of Tract 70 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL III: Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded on page 399 of Vol. 111 of the Deed Records of Klamath County, Oregon, and running thence: S. 0° 03' 45" W. along the Westerly line of said Cornett Tract a distance of 117.83 feet to an iron pipe; thence N. 39° 56' 15" W. a distance of 102.45 feet to an iron pipe; thence N. 34° 09' 30" E. a distance of 155.1 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence S. 55° 50' 30" E. along the Southerly line of South Sixth Street, a distance of 18.82 feet, more or less, to the point of beginning, said tract being a portion of Tract 70 of Enterprise Tracts, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL IV: Beginning at an iron pipe on the West line of the

Beginning at a point in the Northern line of 17.48 feet Southeasterly of the intersection of the South line of Shasta Way, with the Southerly line of Sixth Street; thence West parallel to and 10 feet distant from the South line of Shasta Way 38 feet; thence South 35 degrees West 170 feet; thence South 81.5 feet; thence East 164.43 feet to the property heretofore conveyed to Frank Ferrari and Annie Ferrari by Safeway Stores, Inc., of Nevada by deed dated March 18, 1942; thence Northeasterly along the Northwestern line of said property 165.66 feet to a point in the Southerly line of South Sixth Street; thence Northwesternly along said line of South Sixth Street 148.64 feet to the point of beginning; together with an easement for street purposes on the strip of land between the Southerly line of Shasta Way and the Northerly line of the property described; together with an easement for street purposes on the strip of land forty feet (40') wide along the Northwestern, West and South sides of the property hereby described; EXCEPTING therefrom however, that certain strip of land 10 feet in width lying Southerly of and parallel to the Southerly line of South Sixth Street which has heretofore been conveyed to the State Highway Commission.

Together with the building constructed thereon; and

PARCEL II: Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded in Vol. 111, page 399 of Deed Records of Klamath County, Oregon, and running thence: S. 0°03'45" W. along the Westerly line of said Cornett Tract a distance of 117.93 feet to an iron pipe; thence N. 34°09'30" E. a distance of 122.5 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence N. 55°50'30" W. along the Southerly right of way line of South Sixth Street, a distance of 82.93 feet, more or less, to the point of beginning, said tract being a portion of Tract 70 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 19

PARCEL III: Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded on page 399 of Vol. 111 of the Deed Records of Klamath County, Oregon, and running thence: S. 0°03'45" W. along the Westerly line of said Cornett Tract a distance of 117.83 feet to an iron pipe; thence N. 39°56'15" W. a distance of 102.45 feet to an iron pipe; thence N. 34°09'30" E. a distance of 155.1 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence S. 55°50'30" E. along the Southerly line of South Sixth Street, a distance of 18.82 feet, more or less, to the point of beginning, said tract being a portion of Tract 70 of Enterprise Tracts, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 6721

PARCEL IV: Beginning at an iron pipe on the West line of the Cornett property which lies S. 0°03'45" W. a distance of 117.83 feet from the iron pin which marks the intersection of the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded on page 399 of Vol. 111 of the Deed Records of Klamath County, Oregon, and the Southerly right of way line of the present South Sixth Street, in the City of Klamath Falls, Oregon, and running thence: Continuing S. 0°03'45" W. along the West line of the Cornett property, a distance of 60.0 feet to a 3/4" iron pipe; thence N. 39°56'15" W. a distance of 270.5 feet to a 1" iron pipe which lies on the East line of an unnamed Street; thence N. 0°22'30" W. along the East line of the unnamed Street a distance of 60.0 feet to a 5/8" iron pipe, which marks the Southwest corner of that certain tract deeded to Safeway Stores and recorded on page 156 of Vol. 140 of the Deed Records of Klamath County, Oregon; thence S. 39°56'15" E. along the Southerly line of the above mentioned Safeway Stores tract a distance of 270.9 feet, more or less, to the point of beginning, being a portion of Tracts 70 and 75 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 70

Subject to:

1. Taxes for the year 1970 and subsequent years.
2. Easements, restrictions, reservations, conditions, covenants and rights of way of record, if any.

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The true and actual consideration paid for this transfer, stated in terms of dollars is \$138,502.48.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Leroy Perry
Harold O. Toole

Albert Hochberg (Seal)

Frances Hochberg (Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ALBERT HOCHBERG and FRANCES HOCHBERG, his wife

to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that t hey executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of July, 1970.

Harold O. Toole
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 11, 1973
DEEDS INDEXED BY TELETYPE

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 6th day of August A.D., 1970 at 3:30 o'clock P.M., and duly recorded in

Vol. M-70, of Deeds on Page 6720.

FEE \$4.50

WM. D. MILNE, County Clerk

By *Charles S. Skarstrom* Deputy