

KNOW ALL MEN BY THESE PRESENTS, That Swan Lake Moulding Company, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Winetroun and Tigner Investments, a partnership, hereinafter called grantee and grantee's heirs, 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:

The Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E, Subdivision of Enterprise Tract No. 24, in NW $\frac{1}{4}$ of Section 3 T39S R9E W.M. Klamath County, Oregon.

1. Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; subject to reservation in deed from Frank Ira White and wife, to G.B. and Lucy Chambers, recorded June 12, 1941, in Book 138 Page 453, Deed records of Klamath County, which restrictions pertain to irrigation and drainage; subject to rules, regulations and assessments of the South Suburban Sanitary District within the boundaries of which district said property is situated.

2. Also starting at the Northwest corner of Section 3, T39S R9E W.M., Oregon, thence S00°00 $\frac{1}{2}$ 'E along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Klamath Falls-Lakeview State Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line being also the Northerly right-of-way line of said Highway; thence S55°52 $\frac{1}{2}$ 'E along said right-of-way line 2192.4 feet, more or less, to an iron peg marking the Southwesterly corner of that certain tract of land conveyed to Swan Lake Moulding Company by deed dated May 16, 1968, and recorded in Volume M at Page 4736 of Klamath County Deed Records from which peg a cross chiseled in the concrete sidewalk bears S34°07 $\frac{1}{2}$ 'W 10.0 feet; thence N34°07 $\frac{1}{2}$ 'E at right angles to Sixth Street 150.0 feet to an iron peg and the true beginning point of this description; thence S55°52 $\frac{1}{2}$ 'E 73.52 feet to an iron peg in the East line of Enterprise Trace No. 33A; thence N00°21 $\frac{1}{2}$ 'E 132.36 feet along said East line to an iron peg; thence S34°07 $\frac{1}{2}$ 'W 109.92 feet to the place of beginning. Subject to contracts, liens and assessments of Klamath Project and Klamath Irrigation District with respect to irrigation and/or drainage; subject to rules, regulations, and assessments of the South Suburban Sanitary District within the boundaries of which district said property is situated; subject to reservation of easements for water lines, drainage purposes and public utilities, and designation of use requirements, including the terms and provisions thereof, as set forth in Deeds to Klamath County, recorded April 25, 1944, in Deed Volume 164 at page 291 and recorded August 8, 1949, in Deed Volume 233 at page 177; subject to agreement concerning 30 foot easement, including the terms and provisions thereof, as set forth in Agreement between Erickson Investment Company, James F. Stilwell, and Swan Lake Moulding Company recorded April 27, 1966 in Record M-66 at page 3742.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated and taxes which will be due November 15, 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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00.

SEP 29 11 07 AM 1970

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In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 24th day of August, 1970.

Swan Lake Moulding Company

By Alfred D. Collier President

By Dorothy V. Collier Secretary

STATE OF OREGON, County of Klamath)ss:

August 24, 1970

Personally appeared Alfred D. Collier and Dorothy V. Collier who, being duly sworn, each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of Swan Lake Moulding Company, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by the authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Donald J. Ferguson
Notary Public for Oregon
My commission expires: April 5, 1974

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 29 day of September, 1970, at 11:03 o'clock A M, and recorded in book M 70 on page 8682.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Dwyer Deputy

FEE \$3.00

RETURN: WINETROUT & TIGNER INVESTMENTS
255 E. 38th Street
Eugene, Oregon

FORM No. 124-MEC

CHECKED
APPROVED

STATE OF
COUNTY OF