

61025

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TOD E. McCLASKEY and EDWARD H. PIETZ, co-partners, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by THUNDERBIRD-KLAMATH FALLS, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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 I.

Beginning at a $\frac{1}{2}$ inch iron pin on the South line of the relocated right of way of the Klamath Falls-Lakeview Highway (South Sixth Street) which bears S. $80^{\circ}45'$ W. a distance of 290.3 feet and S. $0^{\circ}06'30''$ W. a distance of 11.82 feet from the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E.W.M., said iron pin also being the Northwest corner of parcel of land conveyed to The United States National Bank of Portland by deed recorded in Vol. 293 page 435, Deed records of Klamath County, Oregon; thence N. $89^{\circ}58'30''$ W., along said re-located right of way line, a distance of 100.0 feet to a iron pin and the TRUE POINT OF BEGINNING of this description; thence S. $0^{\circ}06'30''$ W., parallel with the West line of said United States National Bank parcel, a distance of 150.0 feet to an iron pin; thence S. $89^{\circ}58'30''$ E., parallel to the South line of said re-located highway right of way, a distance of 100.0 feet to an iron pin on the West line of said United States National Bank parcel; thence S. $0^{\circ}06'30''$ W., along said West line, a distance of 30.0 feet to a $\frac{5}{8}$ inch iron pin marking the Southwest corner of said parcel; thence S. $0^{\circ}55'30''$ E. a distance of 329.18 feet, more or less, to a $\frac{5}{8}$ inch iron pin on the Northeasterly right of way line of the O. C. & E. Railroad; thence N. $67^{\circ}15'$ W., along said right of way line, a distance of 308.71 feet to a $\frac{5}{8}$ inch steel rod at the Southeasterly corner of parcel of land conveyed to Orville W. Hall by deed recorded in Vol. 234 page 245, deed records of Klamath County, Oregon; thence N. $0^{\circ}08'$ W., along the East line of said Hall parcel a distance of 388.26 feet to a $\frac{5}{8}$ inch steel rod on the South

line of said re-located highway right of way line; thence S. $89^{\circ}58'30''$ E., along said right of way line, a distance of 183.8 feet, more or less, to the point of beginning.

PARCEL II.

All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 Township 39 South, Range 9 E.W.M., described as follows: Beginning at a point on the South side of the County Road which is South $80^{\circ}45'$ West 290.3 feet and West 283.8 feet from the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3; thence South 402.9 feet to the O.C. & E. Railway right of way; thence North $67^{\circ}15'$ West along said right of way line 54.2 feet; thence North 252 feet; thence North along the center of a common concrete driveway 10 feet wide, to the South side of the County Road at a point 5.2 feet East of the West side of said concrete driveway; thence East 50 feet to the point of beginning; saving and excepting a strip of land 12 feet in width across the road frontage included in the additional right of way taken by the State highway.

PARCEL III.

All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 Township 39 S., R. 9 E.W.M., described as follows: Beginning at an iron pipe on the South side of the County road, said iron pipe being South $80^{\circ}45'$ West 290.3 feet and West 383.9 feet from the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3; thence East 50 feet to a point 5.0 feet East of the West side of the concrete driveway; thence South along the center of a common driveway 10 feet wide, 130 feet; thence South 252 feet to the O.C. & E. Railway right of way; thence North $67^{\circ}15'$ West along said right of way line 54.2 feet to an iron pipe; thence North $67^{\circ}15'$ West 13.8 feet; thence North 226 feet; thence North along the center of a common driveway 20 feet wide, 130 feet to the South side of the County road; thence East 12.0 feet to the point of beginning; saving and excepting a strip of land 12 feet wide across the road frontage included in the additional right of way taken by the State Highway containing .52 acres of land, more or less.

PARCEL IV:

All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 Township 39 S., R. 9 E., W.M., described as follows: Beginning at a point on the South side of the county road which is South $80^{\circ}45'$ West 290.3 feet and West 395.8 feet from the Northeast corner of NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3; thence South along the center of a common driveway 20 feet wide, 130 feet; thence South 226 feet to the O.C. & E. Railway right of way; thence North $67^{\circ}15'$ West along the right of way line 41.9 feet; thence North 29° West along the East side of the U.S.R.S. Drain ditch 1-C, 66.5 feet; thence North 150 feet; thence North along the center of a concrete common driveway 10 feet wide, 130 feet to the South side of the County Road; thence East 72 feet to the point of beginning, saving and excepting a strip of land 12 feet wide across the road frontage included in the additional right of way taken by the State Highway; containing .52 acre of land, more or less.

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TO HAVE AND TO HOLD the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantors 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 \$10.00.

WITNESS grantors' hands this 8th day of Sept., 1971.

Tod E. McClaskey
Tod E. McClaskey
Edward H. Pietz
Edward H. Pietz
CO-PARTNERS

STATE OF OREGON)
County of Multnomah) ss.

September 8, 1971

Personally appeared the above named TOD E. McCLASKEY and EDWARD H. PIETZ, Co-Partners, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Mary McHenry*
Notary Public for Oregon
My Commission Expires:
February 9, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of George W. Mead

this 8th day of February A. D., 1972 at 9:43 o'clock A. M., and duly recorded in Vol. M72, of Deeds on Page 1366.

Fee \$6.00

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By *WM. D. MILNE*
WM. D. MILNE, County Clerk

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