

62240

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THUNDERBIRD-KLAMATH FALLS, INC., a corporation duly organized and existing under the laws of the State of Oregon, for the consideration hereinafter stated, to it paid by EDWARD H. PIETZ and GLORIA PIETZ, husband and wife, TOD E. McCLASKEY and MAXINE McCLASKEY, husband and wife, E. D. VARELDZIS and GEORGIA VARELDZIS, husband and wife, and HARRY BRUSS, a single man, does hereby grant, bargain, sell and convey to said Grantees and their heirs and assigns forever, the following real property, with 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, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Beginning at a 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 South 80°45' West a distance of 290.3 feet and South 0°06'30" West a distance of 11.82 feet from the Northeast corner of the NW 1/4 SE 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 North 89°58'30" West along said re-located right of way line, a distance of 100.0 feet to an iron pin and the true point of beginning of this description; thence South 0°06'30" West parallel with the West line of said United States National Bank parcel a distance of 150.0 feet to an iron pin; thence South 89°58'30" East 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 South 0°06'30" West along said West line a distance of 30.0 feet to a 5/8 inch iron pin marking the Southwest corner of said parcel; thence South 0°55'30" East a distance of 329.18 feet, more or less, to a 5/8 inch iron pin on the Northeastly right of way line of the O.C. & E. Railroad; thence North 67°15' West along said right of way line a distance of 472.81 feet, more or less, to an iron pin on the Easterly right of way line of the U.S.R.S. Drain 1-C; thence North 29°11'00" West along said right of way line a distance of 65.47 feet to an iron pin; thence North 01°22'00" West along the West line of parcel of land conveyed to Johann L. Uherek et ux., by deed recorded September 20, 1950, Deed Vol. 242, page 201, records of Klamath County, Oregon, a distance of 266.9 feet, more or less, to the South line of the said Klamath Falls Lakeview Highway (South Sixth Street); thence South 89°58'30" East along said re-located right of way line a distance of 367.8 feet, more or less, to the point of beginning, containing 4.02 acres, more or less.

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TO HAVE AND TO HOLD the same to the said grantees and grantees' heirs, successors and assigns forever. And the said grantor does covenant with the said grantees and their legal representatives forever, that it is lawfully seized in fee simple of the above described and granted premises, and has a valid right to convey same; that the said real property is free from all encumbrances, and that it will, and its successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

IN WITNESS WHEREOF, THUNDERBIRD-KLAMATH FALLS, INC. 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 this 10th day of March, 1972.

THUNDERBIRD-KLAMATH FALLS, INC.

By [Signature] President

THUNDERBIRD-KLAMATH FALLS, INC.

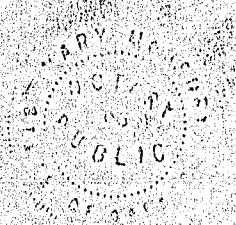
By [Signature] Secretary

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STATE OF OREGON)
County of Multnomah) ss.

On this 10th day of March, 1972, before me appeared EDWARD H. PIETZ and TOD E. McCLASKEY, both to me personally known, who being duly sworn, did say that he, the said EDWARD H. PIETZ is the President, and he, the said TOD E. McCLASKEY is the Secretary of THUNDERBIRD-KLAMATH FALLS, INC., the within named Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and EDWARD H. PIETZ and TOD E. McCLASKEY acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Mary M. Henry
Notary Public for Oregon
My Commission Expires:
February 9, 1973

STATE OF OREGON, }
County of Klamath } ss.
Filed for record at request of:
Klamath County Title Company
on this 17th day of March A. D., 1972
at 2:20 o'clock P. M. and duly
recorded in Vol. M72 of Deeds
Page 2902
WM. D. MILNE, County Clerk
By *[Signature]* Deputy.
Fee \$6.00

*Return
Pacific First Federal Savings & Loan
801 S. W. 6th Ave
Portland, Oregon 97204*

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