

OCT 5 2 40 PM 1972

KNOW ALL MEN BY THESE PRESENTS, That NATIONAL PACIFIC, INC., a Texas Corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WING INDUSTRIES, INC., a Texas Corporation, 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, State of Oregon, described as follows, to-wit:

PARCEL 1:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point 50 feet West and 330.31 feet North of the Southeast corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$, said point being on the North line of that certain parcel of land conveyed by Nassau Company, a corporation, to Great Northern Railway Company, dated September 28, 1928 and recorded October 29, 1928 in Book 82, Page 463, Deed Records of Klamath County, Oregon; thence North along a line parallel to and 50 feet West of the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, 135 feet; thence West along a line parallel to the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, 323 feet; thence South along a line parallel to the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, 135 feet, more or less, to a point on the North line of the above described parcel of land conveyed to Great Northern Railway Company; thence East along said North line 323 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situated in E $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the Southwest corner of said subdivision; thence North on the West line thereof to its Northwest corner; thence East on the North line 610 feet, more or less, to the West right-of-way line of O.C. & E. Railroad; thence South on said line to the North line of the tract of land deeded to Warner by Deed recorded in Deed Book 291 at page 469; thence West on the North line of said Warner tract to the Northwest corner thereof; thence South on the West line of said Warner tract to the South line of the N $\frac{1}{2}$ E $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West on the South line of said subdivision 285 feet, more or less, to the point of beginning.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contract, water and irrigation rights in connection therewith; Conditions and Restrictions as disclosed by instrument recorded October 8, 1947 in Deed Vol. 212, page 193; easements and rights of way of record or apparent on the land; Taxes for fiscal year commencing July 1, 1972 which are now a lien but are not yet payable; and Subject to Mortgage from Oregon Pacific Manufacturing Company, a co-partnership, Lloyd A. Warner and Fern L. Warner, husband and wife, to C. P. Peyton and Doris A. Peyton, husband and wife, recorded August 2, 1968, in Mortgage Volume M68, page 7025, Microfilm Records of Klamath County, Oregon, which mortgage and the note secured thereby Grantee expressly assumes and agrees to pay and perform.

TO HAVE AND TO HOLD the same unto said Grantee and Grantee's successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's

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1 successors and assigns, that Grantor is lawfully seized in fee simple of the
2 above granted premises, free from all encumbrances except as above set forth,
3 and that grantor will warrant and forever defend the above granted premises
4 and every part and parcel thereof against the lawful claims and demands of
5 all persons whomsoever, except as above set forth.

6 The true and actual consideration paid for this transfer, stated in terms
7 of dollars, is \$19,521.00.

8 Done by order of the Grantor's board of directors, with its corporate seal
9 affixed, this 2nd day of ^{OCTOBER}~~September~~, 1972.

10 NATIONAL PACIFIC, INC.

11 by Sam A. Wing Jr. President

12 NATIONAL PACIFIC, INC.

13 by J. B. Trump Secretary

14
15
16 STATE OF TEXAS)
17 County of Dallas) ss

18 Personally appeared Sam A. Wing, Jr. and J. B.
19 Trump, who, being duly sworn, each for himself and not one for
20 the other, did say that the former is the President and the latter is the
21 Secretary of National Pacific, Inc., a corporation, and that the seal
22 affixed to the foregoing instrument is the corporate seal of said corporation
23 and that said instrument was signed and sealed in behalf of said corporation
24 by authority of its board of directors; and each of them acknowledged said
25 instrument to be its voluntary act and deed.

26 Before me:

27 Betty K. Murphy
28 Notary Public for Texas, Dallas County

29 My Commission expires: 6-73

30 AFTER RECORDING RETURN TO
31 BACHMEL/GANDONG, 523 MAIN

32 STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record atXXXXXXXXXX

this 5th day of Oct. A. D. 1972. at 2:40 clock PM, and

duly recorded in Vol. M72, of Deeds on Page 11393

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Fee \$4.00

By Wm D. Milne, County Clerk
Hazel D. Hazel

GANDONG, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
523 MAIN STREET
KLAMATH FALLS, ORE.
97601