

WARRANTY DEED

63532

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This Indenture Witnesseth, THAT WARREN POOLE and MARION POOLE, husband and wife,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

CU BUILDING CORP., an Oregon corporation, its successors

and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situate within the platted boundary of "Fehlen Shopping Center Lots", a duly recorded subdivision in Klamath County, Oregon, being more particularly described as follows:

All of Lots 8, 9, 10, 11, 12, 13, 14 and that portion of Lots 6 and 7 described as follows: Beginning at the most Southerly corner of Lot 6; thence North 39°36' West along the Southwesterly line of said Lot 6, 27.64 feet; thence North 57°04'25" East 271.85 feet to a point on the Northeasterly line of said Lot 7; thence South 39°36' East along the Northeasterly line of said Lot 7, 46.04 feet to the most Easterly corner of said Lot 7; thence South 50°24' West along the Southeasterly line of said Lot 7, 270.00 feet to the point of beginning, all within said "Fehlen Shopping Center Lots".

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded June 10, 1955, in Deed Book 275 at page 121; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded June 22, 1956, in Deed Book 284 at page 295; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 60,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 10th day of October, 1972.

Warren Poole

(SEAL)

(SEAL)

Marion Poole

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. October 19th 1972
Personally appeared the above named Warren Poole and Marion Poole, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANNON GANNON & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

John D. Goehner

Notary Public for Oregon.
My commission expires 11/25/72

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 10th day of October 1972, at 2:47 o'clock P.M., and recorded in book M. 72 on page 12231. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Magill Dray* County Clerk-Recorder
Deputy

Re:
TRANSAMERICA TITLE INSURANCE CO.
600 MAIN ST
KLAMATH FALLS, OREGON 97601

28-5346

OCT 19 3 47 PM 1972