

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT SHADOW HILLS DEVELOPMENT CORPORATION, an Oregon corporation, herein called "grantor", in consideration of TWENTY-SEVEN EIGHT HUNDRED NINETY-ONE AND 22/100 DOLLARS to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to KLAMATH COUNTY SCHOOL DISTRICT, herein called "grantee", its successors and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Beginning at a 5/8 inch iron pin marking the southwest corner of Lot 13, Block 3, vacated Shadow Hills No. 1; thence along the boundary of that certain parcel of land described in the special ordinance of the City of Klamath Falls, Oregon No. 5852, the following courses and distances; N. 00°02'42" E. 229.10 feet to a 1/2 inch iron pin; thence N. 23°56'00" E. 177.73 feet to a 1/2 inch iron pin; thence N. 21°10'33" E. 100.38 feet to a 5/8 inch iron pin marking the beginning of a curve to the right; thence along the arc of a 230.00 foot radius curve to the right (Delta=24°13'59"; long chord=N. 78°11'00" W. 96.55 feet), 97.28 feet to a 5/8 inch iron pin marking the end of curve; thence N. 66°04'00" W. 15.76 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 20.00 foot radius curve to the left (Delta=90°00'00"; long chord=S. 68°56'00" W. 28.28 feet), 31.42 feet to a 5/8 inch iron pin marking the end of curve and the easterly right of way line of Summers Lane; thence N. 23°56'00" E. along said right of way line, 232.83 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 380.00 foot radius curve to the left (Delta=7°52'00"; long chord=N. 20°00'00" E. 52.13 feet), 52.17 feet to the 5/8 inch iron pin marking the end of curve; thence N. 16°04'00" E. 77.91 feet to a 5/8 inch iron pin; thence leaving said right of way line S. 73°54'00" E. 50.00 feet to a 1/2 inch iron pin; thence N. 16°04'00" E. 372.12 feet to a 1/2 inch iron pin; thence N. 89°17'44" E. 335.43 feet to a 5/8 inch iron pin; thence S. 82°05'18" E. 166.89 feet to a 5/8 inch iron pin; thence leaving the boundary of said vacated parcel S. 00°42'16" E. 406.05 feet to a 5/8 inch iron pin; thence S. 54°18'48" E. 286.77 feet to a 5/8 inch iron pin on the easterly boundary line of said vacated parcel; thence S. 30°14'00" W. 645.52 feet to a 5/8 inch iron pin on the southerly line of said Lot 6; thence S. 89°42'01" W. along the southern boundary of said vacated parcel 767.80 feet to the point of beginning, containing 21.02 acres or less, being a parcel of land situate in Lot 6 of ENTERPRISE TRACTS, a duly recorded subdivision in Klamath County, Oregon, and in a portion of vacated SHADOW HILLS #1, also in Klamath County, Oregon.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (2) Any unpaid charges or assessments of Enterprise Irrigation District. (3) Right of way for transmission line, including

the terms and provisions thereof, given by Isabel K. Hannon to Pacific Power and Light Company dated November 15, 1962, recorded December 21, 1962, in Deed Volume 342, Page 155, records of Klamath County, Oregon. (4) ~~City Sewer Lien No. 46, A.V.S.~~

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, its successors and assigns forever. Said grantor does covenant to and with said grantee, its successors and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$27,891.22.

IN WITNESS WHEREOF, SHADOW HILLS DEVELOPMENT CORPORATION, pursuant to a resolution of its Board of Directors, has caused these presents to be signed by its President and Secretary this 15th day of November, 1972.

SHADOW HILLS DEVELOPMENT CORPORATION

By Charles S. Fisher
President

By Albert V. Schmeck
Secretary

STATE OF OREGON }
County of KLAMATH }

ss. November 15, 1972

Personally appeared CHARLES S. FISHER and ALBERT V. SCHMECK, who, being first duly sworn, did say that they are the President and Secretary, respectively, of SHADOW HILLS DEVELOPMENT CORPORATION, an Oregon corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

Lucille Estes
NOTARY PUBLIC FOR OREGON
My commission expires 9/24/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE 11:58
this 9th day of APRIL A.D. 1973 at 1 o'clock A.M., and
duly recorded in Vol. M.73, of DEEDS on Page 4117.

FEE \$ 1.00

Wm D. MILLER, County Clerk

Hazel Drayton

(Warranty Deed - 2)