

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That L. A. SWETLAND, —  
M.D., P.C., Pension and Profit Sharing Trust, R. H. OTTMAN,  
M.D., P.C., Pension and Profit Sharing Trust, ORE-CAL GENERAL  
WHOLESALE, INC., an Oregon Corporation, and GARRET D. HILYARD  
and BETTY JEAN HILYARD, husband and wife, hereinafter called  
the grantors, for the consideration hereinafter stated, to  
grantees paid by HENLEY LAND COMPANY, INC., an Oregon Corpo-  
ration, hereinafter called the grantees, do hereby grant, bar-  
gain, sell and convey unto the said grantees and grantee's  
successors and assigns, that certain real property, with the  
conements, hereditaments and appurtenances thereunto belong-  
ing or appertaining, situated in the County of Klamath and  
State of Oregon, described as follows, to-wit:

TRACT I:

A tract of land situated in the NE $\frac{1}{4}$  of section 13, T39S,  
R9EWM, Klamath County, Oregon, more particularly described as  
follows:

Beginning at a point on the south right-of-way line of Keller  
Road, said point being S88°27'48"E a distance of 993.70 feet from  
the north one quarter corner of said section 13; thence S89°22'32"E  
along the south right-of-way line of said Keller Road 1096.11 feet;  
thence S00°37'28"W 59.58 feet to the beginning of a curve to the  
right (central angle = 44°00'59", radius = 130.00 feet); thence  
southwesterly along the arc of said curve 99.87 feet; thence  
S44°38'27"W 59.83 feet; thence S45°21'33"E 90.56 feet; thence  
south 157.81 feet; thence S80°31'20"W 184.49 feet to a point on  
a curve to the left (central angle = 15°10'46", radius = 280.00 feet);  
thence northwesterly along the arc of said curve 74.18 feet; thence  
N45°21'33"W 20.00 feet; thence S44°38'27"W 276.89 feet to the  
beginning of a curve to the right (central angle = 21°57'17",  
radius = 230.00 feet); thence southwesterly along the arc of said  
curve 88.13 feet; thence S66°35'44"W 77.54 feet; thence N23°24'10"W  
60.00 feet; thence N63°42'42"W 19.53 feet to the beginning of a  
curve to the right (central angle = 24°11'35", radius = 249.23 feet);  
thence northwesterly along the arc of said curve 105.24 feet;  
thence N39°31'07"W 254.42 feet to the beginning of a curve to the  
right (central angle = 10°11'56", radius = 1494.90 feet); thence  
northwesterly along the arc of said curve 266.10 feet; thence  
N29°19'11"W 133.66 feet to the point of beginning, containing  
10.68 acres, more or less.

TRACT II:

A Tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of section 13, T39S,  
R9EWM, Klamath County, Oregon, more particularly described as  
follows:

Beginning at a point on the South right-of-way line of Keller  
Road, said point being S88°27'48"E a distance of 993.70 feet from  
the North one-quarter corner of said section 13; thence N89°22'32"W  
along the Southerly right-of-way of said Keller Road 993.51 feet  
to the West line of the NE $\frac{1}{4}$  of said section 13; thence S00°23'49"W  
along said West line 262.01 feet; thence S89°22'32"E 1118.02 feet to  
a point on the Westerly right-of-way line of the existing Enterprise  
Irrigation Lateral; thence N54°48'25"E 30.00 feet to a point on the  
Easterly right-of-way line of said irrigation lateral, said point  
being on a curve (radius point bears N54°48'25"E 1494.90 feet);  
thence along the arc of said curve to the right (central angle =  
05°52'24", radius = 1494.90 feet) 153.24 feet; thence N29°19'11"W  
133.66 feet to the Point of Beginning, containing 6.43 Acres, more  
or less.

TRACT III:

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of section 13, T39S,  
R9EWM, Klamath County, Oregon, more particularly described as  
follows:

Beginning a point on the southerly right of way line of  
Keller Road, said point being S00°23'49"W 15.82 feet and S89°22'32"E  
2089.61 feet from the North one-quarter corner of the said section  
13; thence S00°37'28"W 19.80 feet; thence N45°37'28"E 28.00 feet;  
thence N89°22'32"W 19.80 feet to the point of beginning.

SUBJECT To reservations and restrictions of record; easements and  
rights of way of record and those apparent on the land; and subject  
to liens and/or assessments for irrigation and/or drainage.

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DEC

PERSONAL DATA  
SERIALS  
SERVICES

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

And said grantors hereby covenant to and with said grantee and grantee's successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, 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 \$ 20,750.00

WITNESS Grantors' hands this 29 day of Nov, 1973.

L.A. Swetland  
L.A. SWETLAND, M.D., P.C., Pension and Profit Sharing Trust.

R.H. Otteman  
R.H. OTTEMAN, M.D., P.C., Pension and Profit Sharing Trust.

ORE-CAL GENERAL WHOLESALE, INC., an Oregon Corporation

By James H. Hagg President.

James H. Hagg  
Secretary.

Garret D. Hilyard  
Garret D. Hilyard.

Betty Jean Hilyard  
Betty Jean Hilyard.

STATE OF OREGON, )  
County of Klamath. ) ss.

Nov 29, 1973,  
Personally appeared the above-named L. A. SWETLAND, M.D., P.C., Pension and Profit Sharing Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Marion Perry  
Notary Public for Oregon.  
My Commission Expires: Sept 23, 1974

STATE OF OREGON, )  
County of Klamath. ) ss.

Nov 29, 1973,  
Personally appeared the above-named R. H. OTTEMAN, M.D., P.C., Pension and Profit Sharing Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Marion Perry  
Notary Public for Oregon.  
My Commission Expires: Sept 23, 1974

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STATE OF OREGON,  
County of Klamath.

ss.

*Mr. 69* 1973.  
Personally appeared *Garret D. Hillyard*,  
and *Betty Jean Hillyard*, being duly sworn, each for *themselves*,  
and not one for the other, did say that the former is the  
President and that the latter is the Secretary of ORE-CAL  
GENERAL WHOLESALM, INC., an Oregon Corporation, and that the  
seal affixed to the foregoing instrument is the corporate  
seal of said Corporation, and that said instrument was signed  
and sealed in behalf of said Corporation by authority of its  
Board of Directors; and each of them acknowledged said instru-  
ment to be its voluntary act and deed.

Before me:

*Notary Public for Oregon*  
My Commission Expires: *Aug 23 1974*

STATE OF OREGON,  
County of Klamath.

ss.

*Mr. 59* 1973.  
Personally appeared the above-named GARRET D. HILLYARD  
and BETTY JEAN HILLYARD, husband and wife, and acknowledged  
the foregoing instrument to be their voluntary act and deed.

Before me:

*Notary Public for Oregon*  
My Commission Expires: *Aug 23 1974*

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Dorman Turner

Filed for record at request of \_\_\_\_\_  
this 30 day of Nov A. D. 1973, at 3:41 o'clock PM., and  
duly recorded in Vol. M-73, of deeds on Page 15529  
6.00 By *W. D. MILNE* County Clerk

*Ret  
Hendry Hand Co  
Rt 1 B 64  
K. Feller*

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MORTGAGE

PERSONAL DATA  
SELECTIVE  
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