

A-24361

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Vol. M74 Page 5444

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH ICE AND STORAGE CO., an Oregon Corporation, Grantor, for the consideration hereafter states, does hereby grant, bargain, sell and convey unto MODOC LUMBER CO., an Oregon Corporation, its successors and assigns, Grantee, the following described premises in Klamath County, Oregon, to-wit:

Lots 6A, 6B, 7A, 7B, 8A, 8B and 9A in Block 3 of Railroad Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 11 of Railroad Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

Lots 6, 7, 8 and 9 in Block 19 of Second Railroad Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

Lots 1, 2, 3, 4 and 5 in Block 20 of Second Railroad Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

All of vacated Lake Street being bounded on the North by the South line of Lot 5 in Block 20 of Second Railroad Addition, on the West by the East Line of Spring Street, on the South by the North line of Lot 6 in Block 19 of Second Railroad Addition, and on the East by the West line of the Southern Pacific Railroad Right of Way, All in Second Railroad Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

SUBJECT TO: Party Wall Agreement, including the terms and provisions thereof, affecting Lots 8A, 8B and 9A in Block 3 of said Railroad Addition, which was recorded November 6, 1950 in Vol. 243 at page 224 of Klamath County, Oregon Deed Records; Easement for Underground Conduit, including the terms and provisions thereof, affecting Lot 5 in Block 11 of said Railroad Addition, which was recorded April 20, 1966 in Vol. M66 at page 3499 of Klamath County, Oregon Deed Records; and Easements and Rights of Way of Record and those apparent on the land, if any there may be.

TO HAVE AND TO HOLD the said premises and their appurtenances unto the said Grantee, its successors and assigns, forever.

The Grantor hereby covenants to and with the Grantee, its successors and assigns, that it is the owner in fee simple of said premises, and that they are free from all incumbrances, except those above set forth, and that it will warrant and defend the same from all lawful claims, except those above set forth.

The true and actual consideration for this transfer is \$531,000.00

Warranty Deed - Page 1

6
CANDICE SISEMORE
XXXXXXXXXXX
ATTORNEY AT LAW
828 MAIN STREET
KLAMATH FALLS, ORE.
97601

A-24361

7-

8 County
9
10 sworn, ea
11 the Presid
12 Co., a corp
13 the corporate
14 and sealed in
15 directors; and
16 act and deed.
17 Before me:
18
19 (SEAL)
20 My Commission expires
21
22

5445

1 IN WITNESS WHEREOF, It has caused this Deed to be executed as of the 30th
2 day of April, 1974.

KLAMATH ICE AND STORAGE CO.

BY

Its President

BY

Its Secretary

OREGON)

) SS

April 30, 1974

8 County of Klamath)

9 Personally appeared A. M. Collier and Ross Ragland, who, being duly
10 sworn, each for himself and not one for the other, did say that the former is
11 the President and that the latter is the Secretary of Klamath Ice and Storage
12 Co., a corporation, and that the seal affixed to the foregoing instrument is
13 the corporate seal of said corporation and that said instrument was signed
14 and sealed in behalf of said corporation by authority of its board of
15 directors; and each of them acknowledged said instrument to be its voluntary
16 act and deed.

17 Before me:

Notary Public for Oregon

18 (SEAL)

21 My Commission expires:

W. GANONG, JR.
Notary Public for Oregon
My commission expires December 30, 1976

24 MAIL TAX STATEMENTS TO:

25 Modoc Lumber Company
26 P. O. Box 257
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath

Filed for record at request of

Klamath County Title

on this 1st day of May A.D. 1974

at 4:22 o'clock P. M. and duly

recorded in Vol. M74 of Deeds

page 5444

Wm D. MILNE, County Clerk

By Deputy

on \$4.00

30 Return deed to:
31 Beesley & Knutson
32 121 South 6th Street
Klamath Falls, OR 97601

Warranty Deed - Page 2

GANONG, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
808 MAIN STREET
KLAMATH FALLS, ORE.
97601

KNOW ALL

association, being

does hereby certify

day of

to FIRST NATIONAL

SEVEN

and recorded on the

of Records of

Oregon, together

County Clerk or

IN WITNESS WHEREOF

on its behalf by its

STATE OF OREGON

COUNTY OF

Personally appeared

who, being duly sworn

of FIRST NATIONAL

corporation by authority

voluntary act and deed