

## - WARRANTY DEED -

L. A. SWETLAND, M.D., P.C., Pension and Profit-Sharing Trust, an undivided 2/9 interest; R. H. OTTEMAN, M.D., P.C., Pension and Profit-Sharing Trust, an undivided 2/9 interest; ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, an undivided 2/9 interest; JACK C. PROCK and DIANE PROCK, an undivided 3/9 interest, grantors, convey to L. A. SWETLAND, all that real property situate in the County of Klamath, State of Oregon, described as:

A tract of land situated in the SW 1/4 NW 1/4 of Section 18, T39S, R10EWM, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin on the east right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, T39S, R10EWM, as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, T39S, R10EWM; thence N89°47'40" E along the westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence N70°49'32" E 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle=102°21'44") 90.25 feet; thence S31°36'12"E 104.55 feet; thence S65°48'00" W 10.00 feet; thence S24°12'00"E 180.00 feet; thence S65°48'00"W 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle=42°41'30" and radius=135.77 feet) 101.16 feet; thence S23°06'30"W 74.72 feet; thence along the arc of a curve to the right (central angle=113°45'00" and radius=100 feet) 198.53 feet; thence N43°08'30"W 65.00 feet to the true point of beginning of this description; thence N31°30'33"E 130.72 feet to a point on the arc of a curve; thence Northwesterly along the arc of said curve to the right (central angle=15°20'37" and radius = 205.06 feet) 54.93 feet; thence N43°08'30"W 31.12 feet; thence S46°51'30"W 118.75 feet; thence S46°51'30"W 118.75 feet; thence N43°08'30"W 31.12 feet; thence S46°51'30"W 118.75 feet; thence S43°08'30"E 120.00 feet to the true point of beginning of this description. ALSO an easement for ingress and egress to the above described tract of land along a strip of land sixty (60) feet in width being measured thirty (30) feet each side of at right angles to the following described center-line: Beginning at a point N31°30'33"E 160.72 feet from the true point of beginning of the above described tract land; thence northwesterly on the arc of a curve to the right (central angle = 15°20'57" and radius = 175.06 feet) 46.90 feet; thence N43°08'30" W 81.00 feet; thence along the arc of a curve to the left (central angle=47°03'50" and radius=250 feet) 205.35 feet; thence S89°47'40"W 132.37 feet; thence S00°16'00"E 438.38 feet; thence West 574.51 feet, more or less, to the easterly right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway).

WM. P. BRANDNESS  
ATTORNEY AT LAW  
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is trade of other property.

DATED this 9<sup>th</sup> day of March, 1975.

L. A. SWETLAND, M.D., P.C., PENSION  
and PROFIT-SHARING TRUST

By L. A. Swetland Trustee

R. H. OTTEMAN, M.D., P.C., PENSION  
and PROFIT-SHARING TRUST

By R. H. Otteman P.C. Trustee

ORE-CAL GENERAL WHOLESALE, INC.  
and Oregon corporation

By H. A. R. Jeff President

By Jewell L. Smith Secretary

Jack C. Prock  
Diann Prock

STATE OF OREGON )  
County of Klamath ) ss.

MARCH 26, 1975.

Personally appeared L. A. Swetland, who being sworn stated that he is TRUSTEE, and is authorized to sign this deed on behalf of the L. A. Swetland, M.D., P.C., Pension and Profit Sharing Trust. Before me:

William F. Brown  
Notary Public for Oregon  
My Commission expires: 7-28-76

VANDENBERG AND BRANDNESS

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED



STATE OF OREGON )  
County of Klamath ) ss.

4/9, 197<sup>4</sup>.

Personally appeared R. H. OTTEMAN, who being sworn stated that he is Trustee, and is authorized to sign this deed on behalf of the R. H. Otteman, M.D., P.C., Pension and Profit-Sharing Trust. Before me:

L. J. Russell  
Notary Public for Oregon  
My Commission expires: 10/19/75

STATE OF OREGON )  
County of Klamath ) ss.

4/11, 197<sup>4</sup>.

Personally appeared Harry R. Waggoner, who being sworn, stated that he is President, and Janet Waggoner, who being sworn stated that she is Secretary of grantor corporation, and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Walter D. Elliot  
Notary Public for Oregon  
My Commission expires: 10/19/75

STATE OF OREGON )  
County of Klamath ) ss.

5/9, 197<sup>4</sup>.

Personally appeared the above named JACK C. PROCK and DIANE PROCK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

L. J. Russell  
Notary Public for Oregon  
My Commission expires: 10/19/75

STATE OF OREGON )  
County of Klamath ) ss.

Filed for record at request of:

L. A. SETHLUND  
on this 20th day of MAY A. D. 19 74  
at 4:22 o'clock PM. and duly  
recorded in Vol. M 74 of DEEDS  
Page 6294

WM. D. MILNE, County Clerk,

By W. D. Milne Deputy.  
Fee \$6.00

Taylor & L. G. Sutherland  
1902 Terrace  
14-5.

VANDENBERG AND BRANDSNES  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

3. WARRANTY DEED