

A-24499

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WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That L. A. SWETLAND, M.D., P.C., Pension and Profit Sharing Trust, R. H. OTTEMAN, 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 grantors paid by HENLEY LAND COMPANY, INC., an Oregon Corporation, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NE $\frac{1}{4}$ of Section 13, T39S, R96W, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Keller Road, said point being S00°23'49"W 15.82 feet from the brass cap monument marking the NE $\frac{1}{4}$ corner of said section 13; thence S00°23'49"W along the center section line of said section 13, 792.02 feet to a 5/8 inch iron pin on the northeasterly right-of-way line of the U.S.D.R. "A" Canal; thence southerly along said northeasterly right-of-way line on the arc of a curve to the right 166.96 feet (long chord is S25°52'03"E 166.83 feet) to a 5/8 inch iron pin; S21°57'00"E 500.20 feet to a 5/8 inch iron pin; southerly on the arc of a curve to the left 210.69 feet (long chord is S34°04'15"E 209.12 feet) to a 5/8 inch iron pin; thence leaving the northeasterly right-of-way line of said "A" Canal S72°58'03"E 699.66 feet to a 5/8 inch iron pin; thence S75°46'50"E 120.10 feet to a 5/8 inch iron pin on the northerly line of that tract of land described in deed Volume 300, page 618 of the County deed records; thence N72°58'03"E along the northerly line of said tract 1209.45 feet to a 5/8 inch iron pin; thence N29°19'47"E 344.20 feet to a 5/8 inch iron pin; thence on the arc of a curve to the left 96.16 feet (radius = 75 feet) to a 5/8 inch iron pin; thence N44°07'37"W 165.75 feet to a 5/8 inch iron pin; thence on the arc of a curve to the right 108.00 feet (radius = 125 feet) to a 5/8 inch iron pin; thence N05°22'23"E 116.17 feet to a 5/8 inch iron pin; thence on the arc of a curve to the right 57.05 feet (radius = 175 feet) to a 5/8 inch iron pin; thence N24°14'57"E 52.09 feet to a 5/8 inch iron pin; thence on the arc of a curve to the right 106.42 feet (radius = 92.58 feet) to a 5/8 inch iron pin; thence S89°53'30"E 52.51 feet to a 5/8 inch iron pin; thence S59°46'00"E 47.97 feet to a 5/8 inch iron pin on the westerly right-of-way line of the State Highway; thence N00°12'57"E along said highway right-of-way line 150.45 feet to a 5/8 inch iron pin on the southerly right-of-way line of Keller Road, from which the NE $\frac{1}{4}$ corner of said section 13 is marked by a bolt in the center line of the said State Highway 16 N00°12'57"E 46.47 feet and N89°57'28"E 30.00 feet; thence S89°22'32"E along the southerly right-of-way line of said Keller Road 2034.15 feet to the point of beginning, containing 76.35 ACRES, more or less. The bearings of the above described tract is based on Tract 1020-Third Addition to Sunset Village. The above described tract of land being subject to all easements and/or rights-of-way of record or apparent.

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

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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 \$91,500.00.

WITNESS Grantors' hands this, 16th day of November, 1972.

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

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

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

By [Signature] President.

[Signature] Secretary.

[Signature]
Garret D. Hilyard.

[Signature]
Betty Jean Hilyard.

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

Nov 16, 1972,
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:

[Signature]
Notary Public for Oregon.
My Commission Expires: 6-24-73

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

Nov 16, 1972,
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:

[Signature]
Notary Public for Oregon.
My Commission Expires: 6-24-73

WARRANTY DEED, Page 2.

STATE OF OREGON,
County of Klamath.

WAGGONER
and not one
President of
GENERAL WHOLESALE
seal affixed to
and sealed in
Board of Directors
ment to be its vol
Before me:

STATE OF OREGON,
County of Klamath.

Nov 16, 1972,
Personally appeared the above-named
and BETTY JEAN HILYARD, husband and wife,
the foregoing instrument to be their
Before me:
Ret. First
Notary
My

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

Mar. 16, 1972,
Personally appeared HARRY R. WAGGONER and AMY I. WAGGONER who, being duly sworn, each for himself and herself, 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 WHOLESALE, 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 instrument to be its voluntary act and deed.

Before me:

Donna Thomas
Notary Public for Oregon
My Commission Expires: 6-24-73

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

Mar 16, 1972,
Personally appeared the above-named GARRET D. HILYARD and BETTY JEAN HILYARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna Thomas
Notary Public for Oregon
My Commission Expires: 6-24-73

*Rel. First Service Corp. of O.C.
540 Main
City, 97601
Send Tel. statements in as above.*

STATE OF OREGON, COUNTY OF KLAMATH: ss.
Filed for record of instrument of WARRANTY DEED on
this 16th day of JULY, 1972, at 1:00 PM, and
duly recorded in Vol. 152, Page 0635
W. D. MILNE, County Clerk
W. D. Milne

WARRANTY DEED, Page 3.