

KNOW ALL MEN BY THESE PRESENTS, That ELTINGE, GRAZIADIO and SAMPSON DEVELOPMENT COMPANY, a partnership

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN J. RYAN and MARIE RYAN, Husband and Wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, 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 parcel of land being a part of Tracts 36 and 43, ENTERPRISE TRACTS, located in the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Said parcel of land being more particularly described on Exhibit "A" attached hereto and made part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except for mortgage, including the terms and provisions thereof, dated May 3, 1974, recorded June 16, 1974 in Book M-74 at page 8685, Microfilm Records, given to secure the payment of \$1,650,000.00, to The Prudential Insurance Company of America, a corporation of the State of New Jersey.

and that grantor 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 \$ 100.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 19 day of

ELTINGE, GRAZIADIO and SAMPSON DEVELOPMENT COMPANY, a partnership

BY:

George M. Eltinge

BY: George L. Graziadio

BY:

James K. Sampson

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On December 20, 1974

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

George M. Eltinge and
George L. Graziadio

known to me to be two of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Signature

Mahle Suitt

Name (Typed or Printed)

Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
MAHLE SUITT
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 15, 1977

AFTER RECORDING RETURN TO

Transamerica
attn: Manager

Until a change is requested, all tax statements shall be sent to the following address:
Mr. & Mrs. John Ryan
c/o Hayes & Harris
1723 South Parker Drive
Beverly Hills, Ca 90212
attn: Marc Petas, Esq.

ord of Deeds of said County.
Witness my hand and seal of
County affixed.

Title
By Deputy

The following described real property in Klamath County, Oregon:

A parcel of land being a part of Tracts 36 and 43, ENTERPRISE TRACTS, located in the Northwest one-quarter (NW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of said Section 3; thence South 00° 00' 30" East a distance of 73.00 feet; thence North 89° 54' 00" East a distance of 510.00 feet to the true point of beginning. Said true point of beginning being on the Southerly boundary line of Shasta Way; thence continuing North 89° 54' 00" East along said Southerly boundary line a distance of 555.00 feet; thence South 29° 34' 00" East a distance of 171.97 feet (previous deed calls this 172.28); thence North 89° 54' 00" East a distance of 40.21 feet (previous deed calls this 40.10 feet) to a point on the Westerly boundary line of Avalon Street; thence South 30° 37' 00" West a distance of 636.15 feet (previous deed calls this South 30° 38' 30" West a distance of 636.41 feet) to the Northeasterly corner of that tract of land deeded to McDonald Corporation in Volume M-71 at page 9231, Microfilm Records of Klamath County, Oregon; thence North 59° 17' 30" West (previous deed calls this 59° 21' 20" West) along the Northeasterly line of said McDonald Tract a distance of 200.00 feet to the Northwesterly corner of said McDonald Tract; thence South 30° 37' 30" West (previous deed calls this South 30° 38' 30" West) along the Northwesterly line of said McDonald Tract a distance of 140.00 feet to the Southwesterly corner of said McDonald Tract; thence North 59° 17' 30" West a distance of 131.13 feet to the Northwesterly corner of that certain parcel described in Mortgage given by Rickfalls, Inc., to the United States National Bank of Oregon, dated March 28, 1961, recorded April 4, 1961 in Volume 201 at page 355, Mortgage Records of Klamath County, Oregon (previous deed calls this North 59° 21' 30" West a distance of 130.67 feet); thence North 00° 00' 30" West a distance of 647.38 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 31st day of January A. D., 19 75 at 4:30 o'clock P. M., and duly recorded in
Vol. M.75, of DEEDS on Page 1421

FEE \$ 4.00

WM. D. MILNE, County Clerk.

By Nancy C. Dwyer Deputy

EXHIBIT "A"