

99394

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APR 2 1975

RECEIVED

4:00 pm

KNOW ALL MEN BY THESE PRESENTS, that D. G. SHELTER PRODUCTS COMPANY, INC., a corporation duly organized and existing under the laws of the State of California, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEPHEN C. CADE and BARBARA A. CADE, husband and wife, hereinafter called Grantees, and Grantees' heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1: Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 in Section 23, Twp. 38 South, Range 8, E.W.M., which lies South 34°07' East a distance of 85 feet from the iron pin which marks the most Northerly corner of Lot 26, LAKEWOOD HEIGHTS, and running thence: Continuing South 34°07' East along the Westerly right of way line of Secondary Highway No. 421 a distance of 74.4 feet to an iron pin; thence following the arc of a 15°06' curve to the right a distance of 10.2 feet to an iron pin; thence South 60°10' West along the line between Lots 26 and 27 of LAKEWOOD HEIGHTS a distance of 95.1 feet to an iron pin; thence North 52°32' West a distance of 85.7 feet to an iron pin; thence North 58°27' East a distance of 118.6 feet, more or less, to the point of beginning, said tract being a portion of Lot 26 LAKEWOOD HEIGHTS, in Section 23, Twp. 38 South, Range 8, E.W.M., Klamath County, Oregon.

PARCEL 2: Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 26 and 27 of LAKEWOOD HEIGHTS and running thence: Following the Westerly right of way line of Secondary Highway No. 421 in a Southerly direction along the arc of a 15°06' curve to the right a distance of 74.6 feet to an iron pin; thence South 59°35' West a distance of 82.1 feet to an iron pin; thence North 35°28' West a distance of 66.9 feet to an iron pin on the line between Lots 26 and 27, LAKEWOOD HEIGHTS; thence North 60°10' East along the line between Lots 26 and 27 a distance of 95.1 feet, more or less, to the point of beginning, said tract being a portion of Lot 27, LAKEWOOD HEIGHTS, in Section 23, Twp. 38 South, Range 8, E.W.M., Klamath County, Oregon.

PARCEL 3: Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 in Section 23, Twp. 38 South, Range 8, E.W.M., which iron pin is also the most Northerly corner of Lot 26 of LAKEWOOD HEIGHTS, and running thence: South 34°07' East along the Westerly right of way line of Secondary Highway No. 421 a distance of 85 feet to an iron pin; thence South 58°27' West a distance of 118.6 feet to an iron pin; thence North 52°32' West a distance of 35 feet to an iron pin; thence North 14°50' East a distance of 66 feet to an iron pin; thence North 55°21' East a distance of 80 feet, more or less, to the point of beginning, said tract being a portion of Lot 26 LAKEWOOD HEIGHTS, in Section 23, Twp. 38 South, Range 8, E.W.M., Klamath County, Oregon.

SUBJECT TO: Easements, releases, right of way and agreements to California-Oregon Power Company, and The California Oregon Power Company as shown in Deed Volume 68, page 277-281 and Deed Volume 105 page 226-227 and also Deed Volume 126, page 445, and subject to restrictions mentioned and provided for in agreement recorded in Deed Volume 118, page 451, as amended by agreement recorded in Deed Volume 118, page 475, and as further amended by agreement recorded in Deed Volume 119, page 410 and in Deed Volume 138, page 257, all Records of Klamath County, Oregon; Liens and assessments of Lakewood Heights District Improvement Company; Restrictions and provisions for plat of said Lakewood Heights and restrictions mentioned and provided for in agreement recorded Nov. 10, 1938, in Volume

Warranty Deed - Page 1.

GANDONG, GANDONG & SISEMORE
ATTORNEYS AT LAW
828 MAIN STREET
KLAMATH FALLS, ORE.
97601

1 118, page 475, Deed Records of Klamath County, Oregon, as amended by agreement
 2 recorded December 30, 1938, on page 410 of Volume 119 of Deeds, and further
 3 amended by agreement recorded May 28, 1941, in Volume 138 of Deeds, page 257,
 4 Records of Klamath County, Oregon; and to a Trust Deed for beneficiary First
 5 Federal Savings and Loan Association of Klamath Falls, Oregon, dated and re-
 6 corded July 15, 1965, in Microfilm Records as 98964, M65, page 29, Records of
 7 Klamath County, Oregon, which said Trust Deed Grantees hereby expressly assume
 8 and agree to pay according to the tenor thereof as same becomes payable and the
 9 note accompanying it.

10 The true and actual consideration paid for this transfer is \$48,000.00

11 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
 12 Grantees and Grantees' heirs and assigns forever.

13 And said Grantor hereby covenants to and with said Grantees and Grantees'
 14 heirs and assigns, that Grantor is lawfully seized in fee simple of the above
 15 granted premises, free from all encumbrances, except those above set forth, and
 16 that Grantor will warrant and forever defend the above granted premises and every
 17 part and parcel thereof against the lawful claims and demands of all persons
 18 whomsoever, except those claiming under the above described encumbrances.

19 Done by order of the Grantor's board of directors, with its corporate seal
 20 affixed, on March 20, 1975.

21 (CORP. SEAL)

By *[Signature]*
 Assistant Treasurer

22 STATE OF CALIFORNIA)
 23 City and County of) SS
 24 San Francisco)

March 31, 1975

25 Personally appeared Richard D. Rainis, who, being duly sworn, did say that
 26 he is the Assistant Treasurer of D. G. Shelter Products Company, Inc., and that
 27 the seal affixed to the foregoing instrument is the corporate seal of said cor-
 28 poration and that said instrument was signed and sealed in behalf of said cor-
 29 poration by authority of its board of directors; and he acknowledged said in-
 30 strument to be its voluntary act and deed.

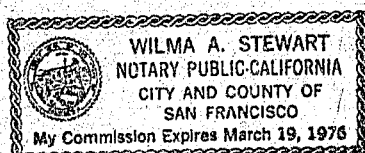
Before me:

Wilma A. Stewart
 Notary Public for California

(SEAL)

My Commission Expires: March 19, 1976

After Recording
 return to
 Barnhisel/Garrett
 323 Main
 Klamath Falls
 Oregon 97601



STATE OF OREGON,
 County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 2nd day of APRIL A.D. 19 75

at 4:00 o'clock PM, and date

recorded in Vol. M 75 of DEEDS

Page 3563

Wm D. MILNE, County Clerk

By *[Signature]* Deputy

Fee \$ 4.00

BARNHISEL, GARRETT
 & SIBEMORE
 ATTORNEYS AT LAW
 323 MAIN STREET
 KLAMATH FALLS, ORE.
 97601

Warranty Deed -- Page 2.

WARRANTY
 Title

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