

Until a change is requested, all tax statements shall be sent to the following address: _____

WARRANTY DEED

RECEIVED
4:30 PM

KNOW ALL MEN BY THESE PRESENTS, that BEN ADAIR and EDITH W. ADAIR, husband and wife, hereinafter referred to as the "Grantors," for the consideration hereinafter stated to Grantors paid by ADAIR ENTERPRISES, INC., an Oregon corporation, hereinafter referred to as 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, state of Oregon, to-wit:

Lot 1 in Block 2; also the following described portion of Lots 2 and 3 in Block 2: Beginning at a point on the West line of said Lot 3, which point is North 0° 05' East a distance of 20 feet from the southwest corner of said lot; running thence East along the North line of the South half of said Lot 3, a distance of 80.42 feet, more or less, to a point 27.58 feet West of the East line of said Lot 3; thence North 98.24 feet, more or less, to a point on the Southwesterly side of South Sixth Street; thence North 55° 15' West along the southwesterly side of South Sixth Street, a distance of 48.89 feet, more or less, to the Northwest corner of said Lot 2; thence South along the West line of Lot 2, 106.1 feet, to the Southwest corner of said Lot 2; thence West along the line between Lots 1 and 3, 40 feet to the Southwest corner of Lot 1; thence South along the East line of Martin Street, 20 feet to the point of beginning; All lying in Block 242 of Mills Second Addition to the City of Klamath Falls, Oregon, according to the supplemental plat of the westerly portion of Block 242 Mills Second Addition to the City of Klamath Falls, Oregon, on file in the office of the county clerk of Klamath County, Oregon.
EXCEPTING AND RESERVING from the above described property that portion thereof conveyed by

Frank Ferrari, et ux, to the State of Oregon by deed recorded on page 201 of Volume 148 of Deeds, records of Klamath County, Oregon.

SUBJECT TO: existing leases and to party wall agreement dated Oct. 11, 1940, recorded same date in Vol. 132, page 450, Klamath County Deed Records, in which Michael Beck and Edith Beck, husband and wife, are first parties, and Frank Ferrari and Anna Ferrari, husband and wife, are second parties, and to mortgage hereinafter described as: Mortgage from grantors to First Federal Savings and Loan Association of Klamath Falls, dated April 25, 1951, recorded April 27, 1951, in Volume 139, page 26, Klamath County Mortgage Records, which mortgage grantees expressly assume and agree to pay as the same becomes due.

ALSO: The Westerly 80.42 feet of Lots 4 and 5, and the Westerly 80.42 feet of the South 20 feet of Lot 3, in Block 2 of Resubdivision of Block 242 of Mills Second Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County records of Klamath County, Oregon.

SUBJECT TO: Party Wall Agreement between Michael Beck and Edith Beck, husband and wife, and Frank Ferrari and Anna Ferrari, husband and wife, dated October 11, 1940, recorded October 11, 1940 in Vol. 132 of Deeds, page 450, Records of Klamath County, Oregon.

ALSO: A parcel of land lying in Block 242, Mills Second Addition to the City of Klamath Falls, Oregon, the said parcel being described as follows: Beginning at the intersection point of the easterly line of said property and the Southerly right of way line of the relocated Klamath Falls-Lakeview Highway, which is 40 feet distant Southerly from (when measured at right angles to) the center line of the said relocated highway; said point also being North 55° 50' 30" West a distance of 201.20 feet from the intersection of Southerly right of way line and the Northerly right of way line of Shasta Way; thence North 55° 50' 30" West along said relocated right of way line a distance of 92.68 feet, more or less, to the East line of Lot 2 of Block 2 of the Resubdivision of Block 242, Mills Second Addition; thence South 1° 57' 15" East along said East line to the Northerly line

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of Shasta Way; thence North 89° 40' 15" East along said Northerly line a distance of 30.51 feet; thence North 19° 31' East along the Easterly line of the property herein described, a distance of 123.45 feet to the point of beginning.

SUBJECT TO: Provisions contained in deed from grantors to State of Oregon, dated September 29, 1943, recorded December 22, 1943 in Volume 160, page 563, Klamath County Deed Records, and subject to taxes for fiscal year commencing July 1, 1956.

ALSO: The easterly 27.58 feet of Lots 2, 3, 4 and 5 in Block 2 of the Supplemental plat of the Westerly portion of Block 242, MILLS SECOND ADDITION, BUT EXCEPTING THEREFROM the north-easterly strip deeded to State of Oregon for the widening of South Sixth Street.

SUBJECT, however, to the following:

1. Party wall agreement, including the terms and provisions thereof, entered into with Frank Ferrari, et ux, by instrument recorded October 11, 1940 in Deed Volume 132 at page 452.
2. That certain Mortgage dated July 7, 1965, given by William T. McGaughey, a single man, to Michael Beck and Fred M. Beck, doing business as Beck's Bakery, to secure the payment of a note in the sum of \$14,000.00, which said Mortgage is recorded in Volume 231 at page 275, Klamath County Mortgage Records, and which said Mortgage the grantees, Ben Adair and Edith W. Adair, husband and wife, assume and agree to pay.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

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 those listed above and reservations, restrictions, rights of way of record and those apparent on the land, and that Grantors will warrant and forever defend the above granted

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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 given for this transfer are private annuity agreements dated the 16 day of April, 1975.

IN WITNESS WHEREOF, we have hereunto set our hands and names this 16 day of April, 1975.

Ben Adair
Edith W. Adair

STATE OF OREGON)
County of Klamath) ss.

Before me this 16 day of April, 1975, personally appeared the above-named BEN ADAIR and EDITH W. ADAIR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Sidney F. Tucker
Notary Public for Oregon
My Commission Expires: April 9, 1977

(S E A L)

STATE OF OREGON; COUNTY OF KLAMATH; ss.
led for record at request of MIKE BRANT ATTY 4:30
this 29th day of APRIL A. D. 1975 at 1 o'clock P.M.
duly recorded in Vol. M 75 of DEEDS on Page 4614

FEE \$ 8.00

Wm D. MILNE, County Clerk
By Hazel D. Magel

Ref:
M. L. Brant Atty
225- Main
P5