

Warranty Deed

This Indenture Witnesseth, That HARRY R. WAGGONER,

herein called "grantor..." in consideration of FIFTEEN THOUSAND AND NO/100 Dollars to him paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

TOWER ENTERPRISES, INC., an Oregon corporation,

herein called "grantee..." its successors and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A tract of land situated in Tract 43, ENTERPRISE TRACTS, more particularly described as follows: Beginning at the section corner common to Sections 33 and 34, Township 38 S., R. 9 E.W.M., and Sections 3 and 4, Township 39 S., R. 9 E.W.M.; thence N. 89°54' E. 40 feet; thence S. 0°00'30" E. 237.5 feet to the point of beginning; thence N. 89°54' E. 240 feet; thence S. 0°00'30" E. 50 feet; thence S. 89°54' W. 240 feet; thence N. 0°00'30" W. 50 feet to the point of beginning.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (2) Easement for transmission line, including the terms and provisions thereof, given by the United States National Bank of Portland, trustee under the Last Will and Testament of Walter H. Beane, deceased, and Full Gospel Tabernacle of Klamath Falls, Oregon, to The California Oregon Power Company, a California corporation, dated March 20, 1959, recorded March 25, 1959, in Deed Volume 311, Page 34, records of Klamath County, Oregon. (3) Right of Way for transmission line, including the terms and provisions thereof, conveyed by Ralph D. Jones, et ux, to The California Oregon Power Company, a corporation, dated March 20, 1959, recorded March 25, 1959, in Deed Volume 311, Page 36, records of Klamath County, Oregon. (4) 218 Improvement Lien, docketed April 18, 1974, in Bond Lien Docket of the City of Klamath Falls, Oregon, Card No. 42, in the amount of \$364.41. (5) Rights of the public in and to any portion of the herein-described premises lying within the limits of any road or highway,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same, TO HAVE AND TO HOLD said premises unto grantee, its successors and assigns forever. Said grantor does covenant to and with said grantee, its successors and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$15,000.00.


IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of May, 1975.

Return to:
First Federal Savings & Loan
2943 South Sixth Street
Klamath Falls, OR 97601

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97601
SEND TAX STATEMENTS TO:
TOWER ENTERPRISES, INC.

STATE OF OREGON }
County of KLAMATH } ss. May 23, 19 75.

Personally appeared the above-named HARRY R. WAGGONER,
known to me to be the identical person described as grantor in the within Deed, and
acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires 10/19/76

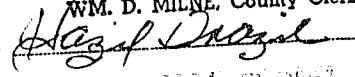
STATE OF OREGON }
County of KLAMATH } ss. 19

Personally appeared
who, being first duly sworn, did say that he the
of
and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:
NOTARY PUBLIC FOR OREGON
My commission expires

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO.
this 6th day of June A. D., 19 75. at 1:00 o'clock P.M., and duly recorded in
Vol. M 75, of DEEDS on Page 6317.

FEE \$ 4.00

WM. D. MILNE, County Clerk
By  Deputy

From
Recording
Return to

CLERK OF COUNTY OF KLAMATH, OREGON
I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
FILED FOR RECORD IN MY OFFICE ON THE 6TH DAY OF JUNE
A. D. 1975 AT 1:00 P. M. AND WAS DULY RECORDED IN
VOLUME M 75 OF DEEDS ON PAGE 6317.

WITNESS MY HAND AND SEAL OF OFFICE AT KAMATH, OREGON
THIS 6TH DAY OF JUNE A. D. 1975.

WM. D. MILNE, County Clerk

THE JOURNAL OF THE KAMATH COUNTY BOARD OF DIRECTORS
HARRY R. WAGGONER
MAY 23 1975
4-52313