

AUG 29 1975

RECEIVED

@ 9:30 A.M.

WARRANTY DEED

4:61

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TOWER ENTERPRISES, INC., an Oregon corporation, Grantor, conveys to BILLY J. SKILLINGTON and MELVIN L. STEWART, as Tenants in Common, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Tract 43, ENTERPRISE TRACTS, in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point on the West line of said Tract 43, said point being South 0°00' East a distance of 237 feet and North 89°54' East a distance of 30.0 feet from the Northwest corner of said Section 3; thence South 0°00' East along the Westerly line of said Tract 43 a distance of 325.75 feet to the North easterly line of Pershing Way; thence South 55°50' East along the Northeasterly line of Pershing Way a distance of 302.15 feet to an iron pin; thence North 0°00' West a distance of 495.84 feet to a point North 89°54' East 250 feet from the point of beginning; thence South 89°54' West a distance of 250.0 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM a portion described as follows:

Beginning at the Section corner common to Sections 33 and 34, Township 38 South, Range 9 E.W.M., and Sections 3 and 4, Township 39 South, Range 9 E.W.M.; thence South 0°00'30" East along the Section line 237.5 feet; thence North 89°54' East 30 feet to the West line of Tract 43 of Enterprise Tracts, which is the East right of way line of Washburn Way, which is the true point of beginning; thence South 0°00'30" East along the West line of Tract 43 of Enterprise Tracts 325.0 feet to the Northeasterly right of way of Pershing Way; thence South 55°50'30" East along the Northeasterly right of way of Pershing Way 12.08 feet; thence North 0°00'30" West parallel to the West line of Tract 43, 331.80 feet; thence South 89°54' West 10 feet to the point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM a portion described as follows:

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

SUBJECT TO : Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; to easements and rights of way of record or apparent on the land; to all City Street Improvement liens; and any and all unpaid taxes including those for fiscal year commencing July 1, 1975 which are now a lien but not yet payable; and subject to Contract of Sale dated May 10, 1973, from Harry R. Waggoner, vendor, to Tower Enterprises, Vendee, which contract Grantees expressly assume and agree to pay and perform according to the terms thereof;

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TO HAVE AND TO HOLD the same unto Grantees, their heirs and assigns, forever.

And Grantor hereby covenants to and with grantees, their heirs and assigns, that it is lawfully seized in fee simple of the above granted premises, free and clear of all encumbrances, except as above set forth, and that it will warrant and forever defend the said premises 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 is transfer under Section 333 of the I.R.C.

IN WITNESS WHEREOF, Grantor has caused its name to be signed and its seal affixed by its officers duly authorized thereto by order of its Board of Directors this 26th day of August, 1975.

TOWER ENTERPRISES, INC.

(SEAL)

by William J. Skillington President

by Melvin R. Stewart Secretary

STATE OF OREGON

County of Klamath

SS August 26, 1975

Personally appeared Billy J. Skillington and Melvin R. Stewart, who, being duly sworn, each for himself and not one for the other, did say that the former is the President, and the latter is the Secretary of Tower Enterprises, Inc., a 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:

Notary Public for Oregon

My Commission expires:

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

Billy J. Skillington and Melvin R. Stewart

5930 Washburn Way, Klamath Falls, Oregon

STATE OF OREGON,
County of Klamath

Filed for record at request of

WM. BRANDSMEERS ATTY

on this 28th of AUGUST A.D. 1975

at 9:30 A.M. and this

re corded in Vol. M. 75 of DEEDS

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Wm D. MILNE, County Clerk

By Hazel D. Hargis Deputy

For \$46.00

Return to
William B. Brandsmeers
411 Pine
City

2. Warranty Deed