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16246

KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by TOWER ENTERPRISES, INC.,

, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Real property set forth in Exhibit "A" attached hereto and thereby
made a part hereof as though fully set forth hereat.

(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
those set forth in Exhibit "A" attached hereto.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$485,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is
consideration (indicate which) \$5,000.00 option money, \$45,000.00 down payment.
the whole deferred balance of \$435,000.00 secured by contract
payable in monthly installments of \$3,038.34 with interest at 8% per annum
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 9th day of May, 1973.

Harry R. Waggoner

STATE OF OREGON, County of Klamath, ss. 9 May, 1973.
Personally appeared the above named Harry R. Waggoner

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My commission expires 8-5-75

NOTE—The sentence between the symbols Ⓞ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Harry R. Waggoner
TO

Tower Enterprises, Inc.

AFTER RECORDING RETURN TO
Return to—First Federal
540 Main St.
City

Tax statements to same.

STATE OF OREGON

County of _____ ss.
I certify that the within instru-
ment was received for record on the
day of _____, 19____

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County attixed.

Title
By _____ Deputy

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

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75 DEC 31 PM 4 41

PARCEL

NW1/4 of
Meridian

being South
a distance
South 0°00'
60.0 feet;
0°00' West
of 250.0 feet

ALSO
the NW1/4 of
Meridian, Klamath

Beginning
being South 0°00'
a distance of 3
thence South 0°00'
of 70.0 feet to
50 1/2' East along
302.15 feet to an
feet; thence South
to the point of be

EXHIBIT "A"

16247

The following described real property is situated in Klamath County, Oregon:

PARCEL 1:

A portion of Tract 43, ENTERPRISE TRACTS, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Tract 43, Enterprise Tracts in Klamath County, Oregon, which point is South $0^{\circ}00\frac{1}{2}'$ East 362.75 feet, and thence North $89^{\circ}54'$ East, 30 feet from the section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, and Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian; thence North $89^{\circ}54'$ East a distance of 250.0 feet; thence North $0^{\circ}00\frac{1}{2}'$ West a distance of 125.0 feet; thence South $89^{\circ}54'$ West, a distance of 250.0 feet to the West line of said Tract 43; thence South $0^{\circ}00\frac{1}{2}'$ East, along said West line, a distance of 125.0 feet to the point of beginning.

PARCEL 2:

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 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Tract 43, said point being South $0^{\circ}00\frac{1}{2}'$ East a distance of 362.75 feet and North $89^{\circ}54'$ East a distance of 30.0 feet from the Northwest corner of said Section 3; thence South $0^{\circ}00\frac{1}{2}'$ East along the Westerly line of said Tract 43 a distance of 70.0 feet; thence North $89^{\circ}54'$ East a distance of 250.0 feet; thence North $0^{\circ}00\frac{1}{2}'$ West a distance of 70.0 feet to an iron pin; thence South $89^{\circ}54'$ West a distance of 250.0 feet, more or less, to the point of beginning.

PARCEL 3:

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 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Tract 43, said point being South $0^{\circ}00\frac{1}{2}'$ East a distance of 432.75 feet and North $89^{\circ}54'$ East a distance of 30.0 feet from the Northwest corner of said Section 3; thence South $0^{\circ}00\frac{1}{2}'$ East along the Westerly line of said Tract 43 a distance of 60.0 feet; thence North $89^{\circ}54'$ East a distance of 250.0 feet; thence North $0^{\circ}00\frac{1}{2}'$ West a distance of 60.0 feet; thence South $89^{\circ}54'$ West a distance of 250.0 feet, more or less, to the point of beginning.

ALSO a tract of land situated in Tracts 43, ENTERPRISE TRACTS, in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Tract 43, said point being South $0^{\circ}00\frac{1}{2}'$ East a distance of 492.75 feet and North $89^{\circ}54'$ East a distance of 30.0 feet from the Northwest corner of said Section 3; thence South $0^{\circ}00\frac{1}{2}'$ East along the Westerly line of said Tract 43 a distance of 70.0 feet to the Northeasterly line of Pershing Way; thence South $55^{\circ}00'$ East along the Northeasterly line of Pershing Way a distance of 302.15 feet to an iron pin; thence North $0^{\circ}00\frac{1}{2}'$ West a distance of 240.09 feet; thence South $89^{\circ}54'$ West a distance of 250.0 feet, more or less, to the point of beginning.

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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.; thence South 0°00'30" East along the Section line 237.75 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.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; 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 Vol. 311 page 34, records of Klamath County, Oregon, (affects p. 1); Right of way for transmission line, including the terms and provisions thereof, conveyed by Ralph D. Jones and Rosalia C. Jones, husband and wife, to The California Oregon Power Company, a corporation, dated March 20, 1959, recorded March 25, 1959, in Deed Vol. 311 page 36, Records of Klamath County, Oregon, (affects p. 2 and 3); rights of way apparent thereon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Clerk.

this 29th day of DECEMBER 1975

duly recorded in Vol. 1175 of DEEDS 16248

FEE \$ 9.00

By *[Signature]* Clerk

Real Property Description - Exhibit "A" - Page 2

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75 DEC 28

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NW 1/4 NW 1/4
Meridi
follows
point be
54' East
Section
Tract 43
of 250.0
thence Sou
the point