

## WARRANTY DEED

A-27121

KNOW ALL MEN BY THESE PRESENTS, That Robert L. King, Jr. and Helen B. King, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by The Double D Land Co., a general partnership, 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, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SE $\frac{1}{4}$  of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a 5/8 inch iron pin marking the center  $\frac{1}{4}$  corner of said Section 23 as set by record of survey No. 1571, as recorded in the Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to the  $\frac{1}{4}$  inch iron pin on the northeasterly right-of-way line of Lakeshore Drive (Highway 421); thence N 30° 12' 56" W 35.33 feet to 5/8 inch iron pin on the said northeasterly right-of-way line, said point being the true point of beginning of this description; thence northwesterly along the said northeasterly right-of-way line following the arc of a curve to the right (central angle = 14° 09' 13", radius = 686.30 feet) 169.53 feet; thence leaving said right-of-way line N 78° 20' E 680.48 feet, more or less, to the Westerly shore line of Upper Klamath Lake; thence Southeasterly along said shore line to a point that is 17.00 feet N 78° 17' 00" E of a  $\frac{1}{2}$  inch iron pin that bears S 59° 56' 36" E a distance of 164.79 feet from the last described point; thence leaving said shore line S 78° 17' 00" W 398.56 feet, more or less, to a  $\frac{1}{2}$  inch iron pin; thence S 11° 43' 00" E 215.66 feet; thence N 84° 47' 36" W 75.60 feet; thence along the arc of a curve to the right (central angle = 19° 52' 30" radius = 400.00 feet) 138.75 feet; thence N 64° 55' 06" W 109.68 feet; thence along the arc of a curve to the left (central angle = 53° 49' 08" radius = 100 feet) 93.93 feet; thence S 61° 15' 46" W 21.07 feet to the true point of beginning.

TOGETHER with the perpetual, non-exclusive right-of-way and easement for road purposes for access to and exit from the above described property as said right-of-way is described in a deed recorded in Volume M73 page 15887, Microfile Records of Klamath County, Oregon.

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 subject to easements, restrictions, reservations and rights-of-way of record and those apparent on the land and also subject to those as shown on the attached Exhibit "A" and that grantor will warrant and forever defend the said 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 paid for this transfer, stated in terms of dollars is \$97,500.00.

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In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of July, 1976.

Robert L. King, Jr.  
Robert L. King, Jr.

Helen B. King  
Helen B. King

STATE OF WASHINGTON )

County of King )

ss:

July 28

, 1976

Personally appeared the above named Robert L. King, Jr. and Helen B. King and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Washington

My Commission Expires:

MY COMMISSION EXPIRES DECEMBER 8, 1976

Robert L. King, Jr. and Helen B. King

Grantor's name and address

The Double D Land Co., a general partnership

Grantee's name and address

After recording return to:

The Double D Land Co.

C/O Mr. Stanley Gold

Cong. Tyre and Brown

10400 Sunset Blvd

Hollywood, CA 90028

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

The Double D Land Co., a general partnership

FFS/L

Main City

## EXHIBIT "A"

12625

1. Taxes for 1976-77 are now a lien, but not yet payable.
2. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Upper Klamath Lake.
3. Easement and release of damages, dated July 13, 1925, recorded September 9, 1925, in Deed Volume 68, page 278, and Deed Volume 68, page 277, Deed Records of Klamath County, Oregon.
4. Grant of right-of-way for transmission line, dated July 13, 1925, recorded September 9, 1925, in Deed Volume 68, page 281, Deed Records of Klamath County, Oregon.
5. Electric pole line easement dated July 17, 1925, recorded September 9, 1925, in Deed Volume 68, page 279, records of Klamath County, Oregon.
6. Grant of right-of-way for transmission line, dated September 9, 1925, recorded September 9, 1925, Deed Volume 68, page 280, records of Klamath County, Oregon.
7. Electric pole line easement dated July 17, 1925, recorded September 9, 1925, Deed Volume 68, page 277, records of Klamath County, Oregon.
8. Easement for ingress and egress dated June 7, 1962, recorded June 8, 1962, Deed Volume 338, page 169, records of Klamath County, Oregon.
9. Easement and right-of-way for road purposes dated December 1973, recorded December 10, 1973, in Volume M-73, page 15887, Deed Records of Klamath County, Oregon.
10. Building restrictions dated January 13, 1976, and recorded in Volume M-76, page 759, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.

this 16th day of AUGUST A. D. 1976 at 1:45 o'clock P. M., and

duly recorded in Vol. M 76, of DEEDS on Page 12623

FEE \$ 9.00

Wm D. MILNE, County Clerk

By *Harold Drayton*

*SLK* *SBK*  
Grantors' Initials