

A-27326

21011

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WARRANTY DEED

OREGON SHOPPING CENTER, INC., a corporation duly organized under the laws of the State of Oregon, and having executed Articles of Voluntary Dissolution on the 2nd day of February, 1973, but continuing to exist pursuant to ORS 57.630 (2) for the purpose of conveyance of real property, hereinafter called grantor, for good and valuable consideration, does hereby grant, bargain, sell and convey unto JOE E. FALES, hereafter called grantee, his heirs, successors and assigns, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon:

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That part of Tract 32, Enterprise Tracts, described as follows: Beginning at the intersection of the South line of Shasta Way and the East line of Tract 32, Enterprise Tracts, thence West along the South line of Shasta Way 120 feet, more or less, to the East line of that certain parcel of land deeded by Enterprise Land and Investment Company, a corporation, to Klamath County by deed recorded March 11, 1949, in Deed Book 229 page 300; thence South on said East line of said tract to the Northwest corner of a tract of land conveyed by Enterprise Land and Investment Company, a corporation to Swan Lake Moulding Company, an Oregon corporation by deed recorded March 11, 1949, in Deed Book 229 page 332; thence East along the North line of Swan Lake Moulding Company tract, 120 feet, more or less, to the East line of Tract 32 Enterprise Tracts; thence North along the East line of Tract 32 Enterprise Tracts; to the point of beginning.

SUBJECT TO:

1. Taxes for 1976-77 are now a lien but not yet payable.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and Assessments of Klamath Project and Klamath Irrigation rights in connection therewith.
4. Assessments and charges of the City of Klamath Falls for sewer service.

Grantor hereby covenants to and with grantee and grantee's heirs successors and assigns, that grantor is lawfully siezed in fee simple of the above described premises free from all encumbrances except as set forth herein, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against

the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer stated in terms of dollars is the sum of \$550,000.00 and said consideration includes premises described in that certain warranty deed dated December 18, 1972 and recorded in Volume 72, page 14672 in the deed records of Klamath County, Oregon.

This conveyance is intended to correct an oversight wherein Oregon Shopping Center, Inc., conveyed to Joe E. Fales on the 18th day of December, 1972, certain Klamath County real property and the above described property was erroneously omitted from such conveyance and this conveyance shall be effective as of December 18, 1972.

IN WITNESS WHEREOF, Oregon Shopping Center, Inc., pursuant to a resolution of its Board of Directors, duly and legally adopted has caused these presents to be signed by its secretary on this 29<sup>TH</sup> day of ~~October~~ September, 1976.

OREGON SHOPPING CENTER, INC.  
BY Albert E. Cartledge  
its Secretary

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF WASHOE ) ss.

On the 29<sup>TH</sup> day of ~~October~~ September, 1976, personally appeared Albert E. Cartledge, who being duly sworn, did say that he is the Secretary of Oregon Shopping Center, Inc., the within named corporation, and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors, and Albert E. Cartledge acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Betty E. Catalano  
Notary Public for Nevada  
My commission expires: 3/10/80



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

RETURN TO:  
BOB BEAY (SHASTA)  
US NATIONAL (BRANCH)  
2950 SHASTA WAY  
K. FALLS, ORE  
                  97601  
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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 4<sup>th</sup> day of NOVEMBER A.D., 1976 at 2:05 o'clock P M., and duly recorded in Vol M 76 of DEEDS on Page 17565.

FEE \$ 6.00

WM. D. MILNE, County Clerk  
By Hazel Smayle Deputy