

1-1-74

21708

WARRANTY DEED

Vol. 16 Page 18281

A-26960

KNOW ALL MEN BY THESE PRESENTS, That Gordon O. Erlandson, Adelle Erlandson, George E. Brosterhous and Audrey L. Brosterhous

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Glen F. Leach

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 and State of Oregon, described as follows, to-wit: A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, a duly recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the north line of said Lot 22-B from which an iron axle marking the northeast corner of said Lot 22-B bears N89°46'32"E, 969.54 feet said point of beginning also marking the intersection of the southerly right-of-way line of Eberlein Ave. with the southwesterly right-of-way line of the Klamath Falls-Mallin State Highway #50; thence along said Hwy. right-of-way line S73°01'26" E, 207.73 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line S40°00'00"E, 494.80 feet to a 1/2 inch iron pin opposite engineers' centerline station 184+44.8; thence leaving said right-of-way line S50°00'00" W, 64.24 feet to a 1/2 inch iron pin on the northerly right-of-way line of Alameda Ave., a County Road; thence along said County Road right-of-way (for continuation of this description see reverse side of this document)

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$1,000,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 21 day of September, 1976, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Gordon O. Erlandson
Gordon O. Erlandson
Adelle Erlandson
George E. Brosterhous - Audrey L. Brosterhous
STATE OF OREGON, County of _____ ss.

STATE OF OREGON, } ss.
County of Klamath }
September 21, 1976

Gordon O. Erlandson, Adelle Erlandson, George E. Brosterhous and Audrey L. Brosterhous

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

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 8-5-79

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the day of _____, 1976

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Don Stonehill
2000 So. 1st
K. Falls

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

line N47°07'00"W, 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (delta=34°10', long chord=N64°12'02"W, 640.36 feet) 649.95 feet to a 1/2 inch iron pin; thence N81°17'00"W, 143.10 feet to a 1/2 inch iron pin at the point of intersection of said County Road right-of-way line with the southerly right-of-way line of Eberlein Avenue; thence N89°51'55"E along said right-of-way line 443.78 feet to the point of beginning containing 2.00 acres (86,966 sq. ft.) more or less.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

3. Any unpaid charges or assessments of Enterprise Irrigation District.

4. Grant of Right of Way Deed, including the terms and provisions thereof, given by Lora Evans, a widow, to The California Oregon Power Company, a California corporation, dated October 17, 1947, recorded October 24, 1947 in Deed Volume 213 page 36, records of Klamath County, Oregon, a right of way for pole and wire lines and other facilities for the distribution of electricity.

5. Access Restrictions, including the terms and provisions thereof, contained in deed from Joseph F. Evans, et al, to the State of Oregon, by and through its State Highway Commission, dated August 21, 1956, recorded September 7, 1956 in Deed Volume 286 page 399, records of Klamath County, Oregon.

6. Access Restrictions, including the terms and provisions thereof, contained in deed from the State of Oregon, by and through its State Highway Commission, to Gordon O. Erlandson & Adelle Erlandson, and George E. Brosterhous & Audrey L. Brosterhous, dated November 18, 1969, recorded November 25, 1969 in Volume M69 page 9848, Microfilm Records of Klamath County, Oregon.

7. Reservations and Restrictions, including the terms and provisions thereof, contained in deed from the State of Oregon, by and through its State Highway Commission to Gordon O. Erlandson and Adelle Erlandson, husband and wife; George E. Brosterhous and Audrey L. Brosterhous, husband and wife, dated November 18, 1969, recorded November 25, 1969 in Volume M69 page 9848, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 filed for record at request of KLAMATH COUNTY TITLE CO
 this 17th day of November A.D. 1976 at 10:25 o'clock A.M. and
 duly recorded in Vol. M 76, of DEEDS on Page 18281
 FEE \$ 6.00
Wm D. MILNE, County Clerk
Harold Draz