

22349

76 DEC 1 PM 2 12

Warranty Deed

vol. 76

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This Indenture Witnesseth, That ORE-CAL GENERAL WHOLESALE, INC.,

an Oregon corporation,

herein called "grantor..." in consideration of SEVENTY-TWO THOUSAND AND NO/100 ---- Dollars to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

WELCH ENTERPRISES, INC., an Oregon corporation,

herein called "grantee..." its successors and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

A parcel of land situated in the NE corner of Lot 1, Block 6, Tract 1080, WASHBURN PARK, said parcel being more particularly described as follows: The Southerly 115 feet of the following-described tract: Beginning at the NE corner of said Lot 1; thence N. 89°55'10" W., along the Southerly right of way line of Crosby Avenue, 250.00 feet; thence S. 00°04'50" W., parallel with Washburn Way, 280.00 feet; thence S. 89°55'10" E., parallel with Crosby Avenue, 250.00 feet to the Westerly right of way line of Washburn Way; thence N. 00°04'50" E., along the said Westerly right of way line of Washburn Way, 280.00 feet to the point of beginning.

SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Easement for transmission line, including the terms and provisions thereof, given by Samuel S. Johnson, et ux, to Pacific Power & Light Company, dated August 22, 1966, recorded August 22, 1966, in Volume M-66, Page 8536, Deed Records of Klamath County, Oregon. (3) Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner, et ux, to California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Volume M-70, Page 10618, Deed Records of Klamath County, Oregon. (4) Reservations and restrictions contained in the dedication of Washburn Park. (5) Reservations and restrictions contained in deed from Washburn Enterprises, Inc. to Ore-Cal General Wholesale, Inc., dated September 25, 1975, recorded September 25, 1975, in Volume M-75, Page 11671, Deed Records of Klamath County, Oregon. (6) Mortgage, including the terms and provisions thereof, executed by Ore-Cal General Wholesale, Inc. to First Federal Savings & Loan Association of Klamath Falls, dated September 15, 1976, recorded September 17, 1976, in Volume M-76, Page 14595, Microfilm records of Klamath County, Oregon, which grantee assumes and agrees to pay. (7) Conditional Assignment of Rents, including the terms and provisions thereof, by and between Ore-Cal General Wholesale, Inc. and First Federal Savings & Loan Association of Klamath Falls, dated September 15, 1976, recorded September 17, 1976, in Volume M-76, Page 14597, Microfilm records of Klamath County, Oregon,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, its successors and assigns forever. Said grantor does covenant to and with said grantee, its successors and assigns that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$72,000.00.

IN WITNESS WHEREOF, ORE-CAL GENERAL WHOLESALE, INC., pursuant to a resolution by its board of directors, has caused these presents to be executed by its President and Secretary this 20th day of September, 1976.

ORE-CAL GENERAL WHOLESALE, INC.

By [Signature]
By [Signature]

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
WELCH ENTERPRISES, INC.

2528 Washburn Way
Klamath Falls, Ore
97601

STATE OF OREGON }
County of KLAMATH } ss. _____, 19____

19295

Personally appeared the above-named
known to me to be the identical person... described as grantor... in the within Deed, and
acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

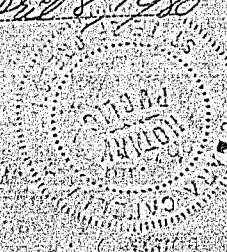
STATE OF OREGON }
County of KLAMATH } ss. Sept 20, 1976

Personally appeared Harry R. Waggoner and Jewell Huston
who, being first duly sworn, did say that they are the _____
Secretary, respectively,
of ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation,

and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

Wm D. Milne
NOTARY PUBLIC FOR OREGON
My commission expires April 8, 1980



Married Deed

From

To

Recording Data:

STATE OF OREGON,
County of Klamath

Filed for record ~~XXXXXX~~

on this 20 day of DECEMBER, A.D. 1976
at 2:12 o'clock P.M. and duly
recorded in Vol. 76 of DEEDS

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Wm D. Milne, County Clerk

By Wm D. Milne Deputy

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