

11-74

23:58

WARRANTY DEED

Vol. 16 Page 20345



KNOW ALL MEN BY THESE PRESENTS, That Washburn Land Co., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fremont Glass and Millwork Company, 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 and State of Oregon, described as follows, to-wit:

A parcel of land lying in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec 10, T 39 S, R 9 E PM:

Starting at an iron bolt set in a payment vault which bolt marks the NW corner of section 10; thence S 0°-07'-30" E 1342.84 ft. to the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sec. 10;

thence S 0°-07'-30" E 2.10 ft. to the center line of Onyx Avenue;

thence S 89°-35'-30" E 62.05 ft. along the centerline of Onyx Avenue;

thence N 0°-02'-15" W 30 ft to an iron pin which lies at the intersection of the easterly right-of-way line of Washburn Way with the northerly right-of-way line of Onyx Avenue;

thence S 89°-35'-30" E 1004.91 ft along the northerly right-of-way line of Onyx Avenue to an iron pin, said iron pin marking the true point of beginning of this description;

thence N 0°-05'-36" W 170.40 ft to an iron pin; (continued on reverse)

(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 for (a) irrigation and drainage easements, if any;

(b) pro-rated portion of Onyx Avenue street improvement lien, and (c) all other easements of record.

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 \$ 100. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the 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 20th day of December, 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.

Francis S. Landrum
Patricia L. Landrum

(If executed by a corporation, affix corporate seal)

STATE OF OREGON
County of Klamath

STATE OF OREGON, County of Klamath
December 20, 1976

Personally appeared Francis S. Landrum and Patricia L. Landrum, who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Washburn Land Co.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 3-10-80

Notary Public for Oregon
My commission expires: 3-10-80

(OFFICIAL SEAL)

Washburn Land Co.
3333 Washburn Way
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Fremont Glass and Millwork Company
3333 Washburn Way
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
Fremont Glass and Millwork Company
3333 Washburn Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
(mail charges is requested on box enclosures shall be sent to the following address)
Fremont Glass and Millwork Company
3333 Washburn Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON
County of Klamath
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 office.
Recording Officer
Deputy

thence N 89°-50' W 150 ft to an iron pin;
 thence S 69°-55'-33" E 170.64 ft more or less to an iron pin lying on the
 northerly right-of-way line of Onyx Avenue;
 thence S 89°-55'-30" E 150 ft along the northerly right-of-way line of Onyx
 Avenue to the true point of beginning

The parcel to which the above description applies contains 0.5861 acre.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~at the County Clerk's Office~~ on this 21st day of DECEMBER A. D. 19 76 at 9:09 o'clock A.M. and
 duly recorded in Vol. M-76 of DEEDS on Page 20345
 FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel W. Jones

