

27656

MTC 1176 - 3228

WARRANTY DEED

5664

This Indenture Witnesseth, THAT ARTHUR R. BREITENSTEIN and PAUL A. BREITENSTEIN,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

PELICAN BUTTE DEVELOPMENT CO., a partnership, its successors

and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: All that portion of the following described property which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32, Township 38 South, Range 9 E.W.M., said line being midway between said North and South lines:

Beginning at the Northwest corner of Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of Lakeside Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon; thence Southeasterly along said Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot 4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said Street 100 feet; thence Southeasterly parallel to and 100 feet from said Rogers Street 420 feet; thence Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northeasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southeasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning. SAVING AND EXCEPTING ALL that portion of Lot 13 in Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon, which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) Section 32, Township 38 South, Range 9, E.W.M., said line being midway between said North and South lines.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record or apparent on the land; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$ 5,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,

its successors and assigns forever. And the said grantors do hereby covenant to and with the said

grantee, its successors and assigns, that they are the owners in fee simple of said premises;

that they are free from all incumbrances, except those above set forth,

and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 26th day of September, 1973

Paul A. Breitenstein (SEAL)

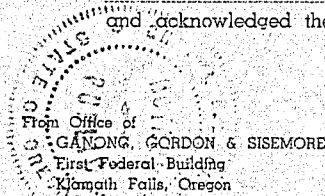
Arthur R. Breitenstein (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. October 11th, 1973
Personally appeared the above named Arthur R. Breitenstein and Paul A. Breitenstein,

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



Before me:

Cheryl L. Lackowski

Notary Public for Oregon.

My commission expires 7-23-77

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of APRIL, 1977, at 12:32 o'clock P.M., and recorded in book M77 on page 5664. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Brazil County Clerk-Recorder

FEE \$ 3.00

Deputy

Pelican Butte Dev. Co.

811 Hillside

Klamath Falls Ore 97601