

A-27935

-WARRANTY DEED-

BRISTOL COURT DEVELOPMENT COMPANY, a co-partnership, Grantor, warrants and conveys to JAMES H. RAINWATER and SHIRLIE A. RAINWATER, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: A parcel of land situated in the SW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 E.W.M., and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89°32'55" East a distance of 1356.15 feet and South 0°27'05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11; thence continuing South 0°27'05" East parallel to the West line of the Meadows a distance of 145.0 feet to a point; thence South 89°32'55" West, parallel with the South line of Bristol Avenue, a distance of 100.0 feet to a point; thence North 0°27'05" West, parallel with the West line of The Meadows, a distance of 145.0 feet to a point on the South line of Bristol Avenue; thence North 89°32'55" East along said South line a distance of 100.0 feet to the point of beginning.

PARCEL 2: A parcel of land situate in the SW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 E.W.M., and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89°32'55" East a distance of 1,516.15 feet and South 0°27'05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 11, said point being the Northwest corner of Tract no. 1026, The Meadows; thence continuing South 0°27'05" East along the West line of The Meadows a distance of 144.0 feet to a point; thence South 89°32'55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence North 0°27'05" West, parallel with the West line of The Meadows, a distance of 144.0 feet to the point on the South line of Bristol Avenue; thence North 89°32'55" East along said South line a distance of 110.0 feet to the point of beginning.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; any unpaid charges or assessments of The Meadows Improvement District; rules, regulations, liens and assessments, contracts, right of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, executed by Bristol Court Development Co. to First Federal Savings & Loan Association of Klamath Falls, dated October 28, 1974, recorded October 29, 1974 in Mortgage Volume M-74 page 10434, Microfilm records of Klamath County, Oregon, to secure the payment of \$65,000, which mortgage Grantees herein assume and agree to pay.

Return to Mr. and Mrs. James Rainwater
P.O. Box 873, Klamath Falls, OR 97601

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, executed by Bristol Court Development Co., a Co-partnership, to First Federal Savings & Loan Association of Klamath Falls, Oregon, dated November 19, 1973, recorded November 21, 1973 in Vol. M-73 at page 15286, microfilm records of Klamath County, Oregon, to secure the payment of \$56,400.00, which Grantees herein assume and agree to pay.

SUBJECT TO: Conditional Assignment of Rents, including the terms and provisions thereof, by and Between Bristol Court Development Co., a co-partnership and First Federal Savings and Loan Association of Klamath Falls, dated November 19, 1973, recorded November 21, 1973, in Vol. M-73 page 15288, microfilm records of Klamath County, Oregon

SUBJECT TO: Agreement, including the terms and provisions thereof, between Meadows District Improvement Company, an Oregon corporation, and Donald L. Sloan and Hazel I. Sloan, Ronald E. Phair and Lorraine Phair, Jerry T. Friese and Sheila B. Friese, Randall Z. Ramey and Gale Ramey, Bristol Court Development Co., a co-partnership consisting of Ronald E. Phair, Lorraine Phair and Donald L. Sloan and Hazel L. Sloan; and Klamath Irrigation District, dated April 13, 1976, recorded April 14, 1976, in Volume M-76 page 5337, Microfilm Records of Klamath County, Oregon

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Hundred Seventy Eight Thousand and No/100ths (\$178,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Box 873, Klamath Falls, OR 97601 (James H. Rainwater)

DATED this 29 day of April, 1977.

BRISTOL COURT DEVELOPMENT COMPANY,
a co-partnership

By: Donald L. Sloan

By: Hazel I. Sloan

By: Ronald E. Phair

By: Lorraine Phair

STATE OF OREGON)

County of Klamath)

ss.

April 29, 1977.

Personally appeared the above-named RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, partners, and DONALD L. SLOAN and HAZEL I. SLOAN, husband and wife, partners, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of MAY, A.D., 19 77 at 9:49 o'clock A.M., and duly recorded in Vol. M77 of DEEDS on Page 7416.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By: [Signature] Deputy

FORREST E. COOPER