

28909

A-27884

WARRANTY DEED.

Vol. ^M 17 Page 7424

KNOW ALL MEN BY THESE PRESENTS That JAMES F. STILWELL, as to an undivided one-half interest, D. D. REEDER, as to an undivided one-sixth interest, ANDREA CORINNE REEDER, as to an undivided one-sixth interest, and STEVEN FRIGAARD REEDER, as to an estate in fee simple to an undivided one-sixth interest, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by SAFEWAY STORES, INCORPORATED, hereinafter called the Grantee, do hereby grant, bargain, sell and convey unto the said Grantee and Grantee's 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:

77 MAY 2 1969
A tract of land situated in Tract 33A, Enterprise Tracts Subdivision, in the SE1/4NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the cased monument marking the Northwest corner of said Section 3; thence S 0°00'30" E along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the centerline of South Sixth Street as the same is now located and constructed, said parallel line being also the Northerly right of way line of said street; thence S 55°52'30" E along said parallel line 1,741.84 feet to a 5/8 inch iron pin marking a point on the Easterly right of way line of Austin Street with the location of said point being in conformance with record of survey No. 939 filed in the office of the Klamath County Surveyor which contains the original owner's certification of original property corners; thence continuing S 55°52'30" E along said parallel line a distance of 310.00 feet to a 5/8 inch iron pin marking the True Point of Beginning of this description; thence N 34°07'30" E at right angles to South Sixth Street and parallel with Austin Street a distance of 250.00 feet to a 5/8 inch iron pin; thence S 55°52'30" E parallel with South Sixth Street a distance of 141.13 feet to a 5/8 inch iron pin with aluminum cap on the westerly line of that property described in Volume M68, Page 4736, Klamath County Deed Records; thence S 34°07'30" W parallel with Austin Street and along the westerly line of the last described property a distance of 250.00 feet to a 5/8 inch iron pin on the northerly right of way line of South Sixth Street, said point being the southwesterly corner of the above described property and from which a cross chiseled in the concrete sidewalk bears S 34°07'30" W 10.00 feet; thence N 55°52'30" W along the northerly right of way line of South Sixth Street a distance of 141.13 feet to the True Point of Beginning of this description. The above described tract of land contains 0.810 acre, more or less, with bearings based on existing deed records.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

To have and to Hold the same unto the said grantee, and grantee's successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that Grantors 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 \$100,000.00.

After recording return to Safeway Store, Incorporated
4th and Jackson Streets
Oakland, CA (4660)
Mail tax statements to above address

FOREST E. COOPER
ATTORNEY-IN-CHARGE

IN WITNESS WHEREOF, The Grantors have executed this instrument this 29 day of April, 1977.

D. D. REEDER

By *Dawn Steele*
Her Attorney-in-Fact.

By *[Signature]*
His Attorney-in-Fact.

April 29, 1977,
Personally appeared the above-named JAMES F. STILWELL,
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me:

Notary Public for Oregon.
My Commission Expires: 8-5-79

April 29, 1977,
Personally appeared DALMER D. REEDER, who being duly sworn, stated that he is the Attorney-in-Fact for ~~XXXXX REEDER~~, ANDREA CORINNE REEDER, and STEVEN FRIGAARD REEDER, and that he executed the foregoing instrument by authority of and in behalf of said principals; and he acknowledged said instrument to be his voluntary act.

Before me:

Notary Public for Oregon.
My Commission Expires: 8-5-79

STATE OF OREGON)
County of Klamath) ss.
April 29, 1977)

Personally appeared the above named D. D. reeder and acknowledged the foregoing instrument to be his voluntary act and deed.

~~Before Me:~~

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 7424.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Unazue Deputy