

38-11525 K

31576

WARRANTY DEED (CORPORATION)

PRIMARY SOURCE, INC.,

California

(State of incorporation)

corporation, hereinafter called grantor, conveys to

WALLACE V. TEUSCHER and ASGHAR R. SADRI, as to an undivided 1/2 interest each,

all that real property situated in Klamath County, State of Oregon, described as:

See attached legal description made a part hereof

and covenant(s) that grantor is owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record, and also the restrictions noted on the reverse of this document.

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 \$ 13,800.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 17 day of June, 1977

(Corporate Seal)

By J. K. O'Neill President

By Peggy A. O'Neill Secretary

STATE OF OREGON, County of Jackson ss.

June 17, 1977

Personally appeared J. K. O'Neill and Peggy A. O'Neill who, being duly sworn, did say that he is the President and she is the Secretary of Primary Source, Inc., a California Corporation 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/21/77

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume. If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1977, at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

After Recording Return to:

TA - Kathy

Box 20:
300 W. 39th

Vancouver, WA

98660

11222

SUBJECT TO:

City Sewer Unit #46, Card 1, docketed June 12, 1972. There is a \$600.00 per acre release set up on this sewer assessment. The grantee herein agrees to assume and pay any obligation due.

As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; ..
 led for record at request of TRANSAMERICA TITLE INS. CO
 this 24th day of June 1977 at 5:49 o'clock PM,
 duly recorded in Vol. M77, of DEEDS on Page 11221
 FEE \$ 6.00
 By Wm D. Milne County Clerk

PROPERTY DESCRIPTION

11223

FOR

TRIANGLE LAND CO.
(PORTION OF UNIT-II)

A parcel of land situated in Tracts 6, 10 and 11 of Enterprise Tracts a duly recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at the southeast corner of said Tract 10; thence N00°23'04"W along the east line of said Tract 10, 100.00 feet; thence S89°17'49"W, 310.91 feet; thence S00°01'52"E, 100.01 feet; thence S89°17'49"E, 60.00 feet; thence S00°01'52"E, 80.00 feet; thence S89°17'49"W, 42.22 feet to the beginning of a curve to the left; thence along the arc of a 560.00 feet radius curve to the left (delta=5°02'10"; long chord=S86°46'44"W, 49.21 feet) 49.22 feet to a point-on-curve; thence leaving said curve S05°44'21"E, 132.06 feet to the northerly boundary line of Shadow Hills-I, a duly recorded subdivision in said Klamath County, Oregon; thence N89°17'44"E along said subdivision northerly boundary, 631.25 feet; thence S82°05'18"E along said subdivision northerly boundary, 166.89 feet; thence leaving said subdivision northerly boundary line N00°42'16"W, 238.70 feet to the south line of Tract 9 of said Enterprise Tracts; thence S89°17'40"W along said south line of Tract, 343.99 feet to the point of beginning containing 4.54 acres more or less.

EXCEPTING THEREFROM:

That portion of the above described parcel lying within the roadway right-of-way as shown on the original plat

(continued on page 2)

11224

PROPERTY DESCRIPTION
FOR
TRIANGLE LAND CO.
(continued)

of Enterprise Tracts. Said roadway right-of-way containing 0.49 acres more or less.

The net acreage of the above described parcel is 4.05 acres more or less.

PROPERTY DESCRIPTION

FOR

11225

TRIANGLE LAND CO.
(UNIT III)

A parcel of land situated in Tracts 2,3,4,5,6 and 9 of Enterprise Tracts, a duly recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at the southeast corner of said Tract 3; thence N00°52'13"W along the east line of said Tracts 3 and 2, 932.21 feet; thence leaving said easterly parcel lines N78°10'22"W, 112.98 feet; thence N60°18'25"W, 69.62 feet; thence S89°12'33"W, 624.00 feet; thence S81°19'43"E, 60.83 feet; thence S89°12'33"W, 590.53 feet to the centerline of an Enterprise Irrigation District irrigation ditch; thence along said irrigation ditch centerline the following courses and distances: S54°27'44"W, 77.12 feet; S34°07'28"W, 128.18 feet; S50°26'17"W, 44.38 feet; S86°47'54"W, 90.07 feet; N74°36'22"W, 20.05 feet; N51°49'21"W, 17.01 feet; N36°51'31"W, 55.25 feet; N71°38'08"W, 22.58 feet; S44°04'50"W, 32.15 feet; S00°56'46"E, 213.89 feet; S09°27'49"E, 47.22 feet; S25°07'21"E, 122.06 feet; S55°09'56"E, 91.16 feet; S80°31'18"E, 132.23 feet; S76°23'42"E, 85.25 feet; S88°04'51"E, 50.58 feet; S79°40'30"E, 92.06 feet to the centerline of an existing 30.00 feet wide roadway right-of-way; thence leaving said ditch centerline S00°53'39"E along said right-of-way centerline, 375.66 feet; thence leaving said right-of-way centerline S89°16'57"W, 15.00 feet to the southeast corner of said Tract 9; thence S89°17'49"W along the south line of said Tract 9, 347.02 feet; thence leaving said south tract line S00°42'16"E, 140.00 feet; thence N89°17'49"E, 120.00 feet; thence S64°06'13"E, 67.10 feet; thence N89°16'57"E, 1312.33 feet; thence S74°50'49"E, 73.13 feet; thence N89°16'57"E, 130.00 feet to the easterly line of said Tract 4; thence N00°52'13"W along said easterly line of Tract 4, 190.00 feet to the point of beginning containing 42.07 acres more or less.

PROPERTY DESCRIPTION
FOR
TRIANGLE LAND CO.
(UNIT III)
(CONTINUED)

EXCEPTING THEREFROM:

That portion of the above described parcel lying within the roadway right-of-way as shown on the original plat of Enterprise Tracts. Said right-of-way contains 1.72 acres.

The net acreage of the above described parcel is 40.35 acres.

STATE OF OREGON; COUNTY OF KLAMATH; ss. .

I hereby certify that the within instrument was received and filed for record on the 24 day of
June A.D., 19 77 at 3:49 o'clock P M., and duly recorded in Vol. M77,
of Deed on Page 11221.

FEE \$18.00

WM. D. MILNE, County Clerk

By Hazel Hazen Deputy