

KNOW ALL MEN BY THESE PRESENTS, That

ORE-CAL GENERAL WHOLESALE, INC.,

a corporation duly organized

BUENA VISTA LAND CO., INC., an

Oregon corporation

*hereinafter called 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 portion of vacated Blocks 21, 22, 25, 26 and 30 of Buena Vista Addition, as follows:

Beginning at the Northwest corner of vacated Block 21 of said Buena Vista Addition, said corner also being located at the intersection of the South right of way line of Pelican Street and East right of way line of Berkeley Street; thence South 00°16' West along the East right of way line of Berkeley Street, a distance of 540.00 feet to a point, being the Northwest corner of Lot 7 of Block 22 of said Buena Vista Addition; thence South 89°44' East along the North line of said Lot 7, a distance of 140.0 feet to the Northeast corner of said Lot 7; thence continuing South 89°44' East along the center line of the vacated alley a distance of 50.0 feet; thence South 00°16' West along the East boundary of said Lot 10, a distance of 160.0 feet to the Southeast corner of said Lot 10, said corner also being on the North right of way line of Mt. Pitt Street; thence South 89°44' East along

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(Cont'd)

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 those hereinabove stated.

..... and that grantor  
will warrant and forever defend the above granted 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 \$45,000.00

[illegible]

*In construing this deed and where the context so requires, the singular includes the plural.*

Done by order of the grantor's board of directors, with its corporate seal affixed, on June --15--, 1973.

(SEAL)

**By**

**President**

**By**

**Secretary**

STATE OF OREGON, County of Klamath ) ss: June 15, 1973

Personally appeared Harry R. Waggoner and Amy I. Waggoner

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 Org-Cal General Wholesale, Inc., a 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 each of them acknowledged said instrument to be its voluntary act and deed.

**Before me:**

Notary Public for Oregon

My commission expires: 6-24-73

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

**WARRANTY DEED  
CORPORATION**

**TO**

AFTER RECORDING RETURN TO STAGE

Buen Vista Pond C.  
P.C. 134 1886  
K. Hall

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TRIES WHERE  
USED.)

## STATE OF OREGON

SS

County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file number \_\_\_\_\_, Record of  
Deeds of said County.

Witness my hand and seal of  
County affixed.

~~Title~~

By

Deputy

the North right of way line of Mt. Pitt Street a distance of 830.00 feet to the intersection of the North right of way line of Mt. Pitt Street and the West right of way line of Alma Alley; thence North 00°16' East along the West right of way line of Alma Alley, a distance of 700.00 feet to the intersection of the West right of way line of Alma Alley and the South right of way line of Pelican Street; thence North 89°44' West along the South right of way line of Pelican Street a distance of 1020.00 feet to the point of beginning.

EXCEPTING THEREFROM the parcels of land described in Deed Volume 339, page 260, Records of Klamath County, Oregon, recorded August 6, 1962, and Deed Volume 328 at page 39, recorded March 10, 1961 and also excepting Block 29 of Buena Vista Addition to the City of Klamath Falls, Oregon;

SUBJECT TO: Easements and rights of way of record and apparent on the land, if any;

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record ~~EXCEPTED~~

this 27 day of June A. D. 1977 of 4:46 o'clock P.M. and  
duly recorded in Vol. M77, of DEEDS on Page 11326

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel L. Ingersoll