

39503

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Until a change is requested, all tax statements shall be sent to the following address: 1860 Virginia, Suite 10  
North Bend, OR. 97459

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TWIN CITY BUILDERS, INC., an Oregon corporation, duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by F. M. G., Inc., an Oregon corporation, hereinafter called grantee, does 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, State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

A tract of land 320 feet wide North and South, in Enterprise Tracts No. 38A and No. 41B, and lying North of the North line of the county road known as the extension of Eberlein Avenue and bounded on the North by the Northerly line of Wantland Avenue of Darrow Addition to the City of Klamath Falls, Oregon, extended East to the right of way of the U.S.R.S. Canal; also, such fragment of Enterprise Tracts No. 30 lying South of the U.S.R.S. Canal, as may remain after conveyance heretofore made by Enterprise Land and Investment Company to the U.S.R.S. for right of way, and to Klamath County, Oregon, for road purposes, together with vacated portions of Allandale and Applewood Streets described as Parcels 1 and 2 in Volume 70, Page 4511, Klamath County, recorded June 5, 1970, in the SW-1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING, HOWEVER, those certain parcels heretofore conveyed to the United States of America for right of way of the main canal and "B" Lateral of the United States of America Irrigation System, and to Klamath County, Oregon, for rights of way of roads known as the extension of Eberlein Avenue and Washburn Way.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife, to Geo. H. Merryman and Mabel C. Merryman, husband and wife, and George H. Merryman, Jr. and Elizabeth F. Merryman, husband and wife, recorded May 2, 1941 in Book 137 at Page 359, Deed Records of Klamath County, Oregon.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife, to Klamath County, Oregon, recorded May 11, 1941 in Book 137 at Page 542, Deed Records of Klamath County, Oregon, BUT INCLUDING ALSO the rights and privileges reserved in said Deed to Alfred D. Collier and Ethel F. Collier, said land being deeded to Klamath County, Oregon for the use as a county road as therein set forth.

EXCEPT that portion lying West of the West line of the vacated Allendale Street.

SUBJECT TO: Mortgages, trust deeds (if any) of record, which said encumbrances grantee assumes and agrees to pay in accordance with the terms thereof and to hold grantor harmless on account thereof.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances 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.

The true and actual consideration for this transfer, stated in terms of dollars, is personal property and assumption of outstanding mortgage.

IN WITNESS WHEREOF, TWIN CITY BUILDERS, INC., pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused this deed to be signed by its President and Secretary.

TWIN CITY BUILDERS, INC.

By: [Signature] President

By: [Signature] Secretary

STATE OF OREGON )

County of Coos )

(ss.)

On this 17<sup>th</sup> day of November, 1977, personally appeared Frank M. Graves and Stephen B. Graves 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 TWIN CITY BUILDERS, INC., an Oregon corporation, and that said instrument was signed 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.

[Signature]  
NOTARY PUBLIC for Oregon  
My Commission expires: 6/15/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of McInturff, Thom & Collier  
this 25 day of Nov 77 at 11:47 A. D. 19 77 at 6 o'clock PM, on  
duly recorded in Vol. M 77, of deeds on Page 22884

Ret. McInturff, Thom & Collier  
P.O. Box 1117  
Coos Bay, Oregon 97420

WARRANTY DEED (2)

W. D. MILNE, County Clerk