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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That L. A. SWETLAND, M.D., P.C., PENSION AND PROFIT SHARING TRUST; R. H. OTTEMAN, M.D., P.C., PENSION AND PROFIT SHARING TRUST; ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation; JACK C. PROCK and DIANE BRYAN, formerly DIANE PROCK, hereinafter called "grantors", for the consideration hereinafter stated, to grantors paid by THOMAS A. AYRES, hereinafter called "grantee", do hereby grant, bargain, sell and convey unto said grantee, his heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon, described as follows:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 39 S., R. 10 E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 S., R. 10 E.W.M., as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S., R. 10 E.W.M.; thence N. 89°47'40" E. along the westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence N. 70°49'32" E. 102.63 feet to a point on the arc of a 50-foot radius curve; thence southeasterly along the arc of said curve (central angle = 102°21'44") 90.25 feet; thence S. 31°36'12" E. 104.55 feet; thence S. 65°48'00" W. 10.00 feet; thence S. 24°12'00" E. 180.00 feet; thence S. 65°48'00" W. 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42°41'30" and radius = 135.77 feet) 101.16 feet; thence S. 23°06'30" W. 74.72 feet; thence along the arc of a curve to the right (central angle = 113°45'00" and radius = 100 feet) 193.53 feet; thence N. 43°08'30" W. 265.00 feet to the true point of beginning of this description; thence continuing N. 43°08'30" W. 74.64 feet; thence N. 65°09'30" W. 116.01 feet; thence N. 00°16'00" W. 25.21 feet; thence N. 89°47'40" E. 102.35 feet; thence along the arc of a curve to the right (central angle = 30°30'05" and radius = 220.00 feet) 117.12 feet; thence S. 30°17'45" W. 114.36 feet to the true point of beginning of this description, containing 0.32 acre, more or less. TOGETHER WITH a perpetual and non-exclusive easement for access to and egress from the above-described property along and upon the following-described strip of land: A 60-foot strip of land situated in the N $\frac{1}{2}$, Section 18, Township 39 S., R. 10 E.W.M., being 30 feet on either side of, measured at right angles from, the following-described centerline: Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S. 89°51'42" E. 599.83 feet; thence N. 00°02'42" W. 439.32 feet.

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GRANTORS, for themselves, their personal representatives, successors and assigns, reserve the following rights of way and easements across and upon the above-described real property, to-wit: 60 feet lying 30 feet on either side of the following-described centerline: Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet of the Northwest corner of Section 18, Township 39 S., R. 10 E.W.M.; thence continuing S. 89°51'42" E. 599.83 feet; thence N. 00°02'42" W. 439.32 feet to the true point of beginning; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.35 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 18.

A strip of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 39 S., R. 10 E.W.M., said strip being 50 feet in width, measured 25 feet each side of and at right angles to the following-described centerline: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 S., R. 10 E.W.M., as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S., R. 10 E.W.M.; thence N. 89°47'40" E. along the westerly extension of an old existing fence line and along said fence line a distance of 1001.20 feet; thence South a distance of 293.25 feet to a one-half inch iron pin; thence N. 70°49'32" E. a distance of 152.63 feet to the true point of beginning; thence N. 00°12'20" W. a distance of 98.62 feet; thence S. 89°47'40" W. a distance of 479.81 feet; thence on the arc of a curve to the left (central angle is 90°03'40") (radius is 94.91 feet) a distance of 149.19 feet; thence S. 00°16'00" E. a distance of 194.56 feet.

SUBJECT TO: (1) The assessment roll and tax roll disclose that the within-described premises were specially assessed as farm land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest, are due and payable when said reason for the deferment no longer exists. (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (3) Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, easements, contracts and water and irrigation rights in connection therewith. (4) Right of way for transmission line, including the terms and provisions thereof, given by Irving J. Dixon, a single man, to The California Oregon Power Company, a California corporation, dated April 21, 1926, recorded May 5, 1926, in Volume 69, Page 534, Deed Records of Klamath County, Oregon. (5) Access restrictions contained in deed from State of Oregon, by and through its State Highway Commission, to Harry R. Waggoner and Jack C. Prock, dated November 4, 1965, recorded November 17, 1965, in Volume M-65, Page 3734, Deed Records of Klamath County, Oregon. (6) Easement, including the terms and provisions thereof, by and between Harry R. Waggoner and Norma E. Waggoner, husband and wife, and Jack C. Prock and Diane Prock, husband and wife, dated April 22, 1966, recorded May 2, 1966, in Volume M-66, Page 3901, Deed Records of Klamath County, Oregon. (7) Road easements as dis-

closed in Memorandum of Agreement dated October 17, 1978,
recorded October 18, 1978, in Volume M-78, Page 23313,
Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD THE SAME unto grantee, his heirs, successors
and assigns forever.

Grantors hereby covenant to and with said grantee, his heirs,
successors and assigns, that grantors are lawfully seized in fee
simple of the above-described premises, free from all encumbrances,
except as stated above, and that grantors will warrant and forever
defend 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 \$1,500.00.

IN WITNESS WHEREOF, the individual grantors have executed this
instrument and the corporate grantor has caused its name to be signed
by its officers, duly authorized thereto by order of its board of
directors, this 1 day of March, 1979.

L. A. SWETLAND, M.D., P.C.,
PENSION AND PROFIT SHARING TRUST

By [Signature]

R. H. OTTEMAN, M.D., P.C.,
PENSION AND PROFIT SHARING TRUST

By [Signature]

ORE-CAL GENERAL WHOLESALE, INC.

By [Signature] President

By [Signature] Secretary

[Signature]
Jack C. Prock

[Signature]
Diane Bryan

STATE OF OREGON } ss. March 1, 1979
County of KLAMATH }

Personally appeared L. A. SWETLAND, Trustee under the L. A. SWETLAND, M.D., P.C., PENSION AND PROFIT SHARING TRUST, known to me to be the identical person who executed the foregoing deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8-2-79

STATE OF OREGON } ss. February 12, 1979
County of KLAMATH }

Personally appeared R. H. OTTEMAN, Trustee under the R. H. OTTEMAN, M.D., P.C., PENSION AND PROFIT SHARING TRUST, known to me to be the identical person who executed the foregoing deed, and acknowledged said instrument to be his voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 1-19-82

STATE OF OREGON } ss. Mar 1, 1979
County of KLAMATH }

Personally appeared HARRY R. WAGGONER and JEWELL HUSTON, who, being first duly sworn, did say that they are the President and Secretary, respectively, of ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, and that the foregoing deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8-5-79

STATE OF OREGON } ss. Mar 1, 1979
County of KLAMATH }

Personally appeared the above-named JACK C. PROCK and DIANE BRYAN, formerly DIANE PROCK, and acknowledged the foregoing deed to be their voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8-5-79

STATE OF OREGON,
County of Klamath)
Filed for record at request of

Klamath County Title Co.

on this 3rd day of April A.D. 19 79
at 11:51 o'clock A M, and duly
recorded in Vol. 179 of Deeds
Page 7265

Wm D. Milne County Clerk

By [Signature] Deputy

Fee \$12.00

Return to Same
SEND TAX STATEMENTS TO:
THOMAS A. AYRES
324 North 3rd
K. Falls,