



WARRANTY DEED—STATUTORY FORM

CORPORATE GRANTOR

Ore-Cal General Wholesale, Inc.

a corporation

duly organized and existing under the laws of the State of Oregon Grantor, conveys and warrants to Forest Products Federal Credit Union Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

PARCEL 1

A tract of land situated in Lot 5, Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5; thence West along the North line of Hilyard Avenue 194.04 feet; thence N. 00° 09' 45" E. 50.00 feet; thence W. 50.00 feet; thence N 00° 09' 45" E. 230.00 feet; thence East 249.61 feet to the Westerly line of Washburn Way; thence along the Westerly (For continuation of this document, see reverse side of this deed.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except

The true consideration for this conveyance is \$165,310.00. (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on April 2, 1979.

ORE-CAL GENERAL WHOLESALE, INC.

(CORPORATE SEAL)

By *H. R. Waggoner* PresidentBy *Jewell Huston* Secretary

STATE OF OREGON, County of Klamath ss:

April 2, 1979

Personally appeared *Harry R. Waggoner* and *Jewell Huston*

who, each being first duly sworn, did say that the former is the president and that the latter is the secretary of Ore-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 *Apr 8, 1980*

WARRANTY DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Forest Products Union

3737 Shasta Way

K. Falls

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Same

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

ss.

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/reel number _____, Record of Deeds of said County.

Witness my hand and seal of _____ County affixed.

Recording Officer

By _____ Deputy

line of Washburn Way, S. 00°04'50"W. 141.19 feet, S. 16°39'57" W. 21.75 feet, S. 00°02'00" E. 117.97 feet to the point of beginning, with bearings based on the subdivision plat of said Tract 1080, Washburn Park, containing 1.53 acres.

PARCEL 2

A tract of land situated in Lot 5 Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 5; thence West along the North line of Highway Avenue, 194.04 feet; thence N. 00°09'45" E. 50.00 feet; thence West 50.00 feet to the true point of beginning of this description; thence N. 00°09'45" E. 354.06 feet to the point on the North line of said Lot 5; thence following the original lines of said Lot 5, N. 89°55'40" W. 210.57 feet, S. 00°04'50"W. 244.113 feet, along the arc of a curve to the left (central angle = 90°04'50" and radius = 160.00 feet) 251.55 feet, East 49.77 feet, and N. 00°09'45" E. 50.00 feet to the true point of beginning, containing 1.82 acres (79,485 square feet), with bearings based on the subdivision plat of said Tract 1080-Washburn Park.

Subject, however, to the following:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner to California Pacific Utilities Company dated November 10, 1970, recorded November 30, 1970, in Volume M70 page 10618, Deed Records of Klamath County, Oregon. (runs along West side of Washburn Way)
3. Right of way for pipe line, including the terms and provisions thereof, given by Washburn Enterprises, Inc., an Oregon corporation, to Oregon Water Corporation, a public utility of the State of Oregon, dated February 5, 1973, recorded February 21, 1973, in Volume 73 page 1863, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Washburn Park as follows: said plat subject to Building set-back lines as prescribed in present applicable ordinances, all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants.
5. Reservations and restrictions, including the terms and provisions thereof, as contained in the deed from Washburn Enterprises, Inc., to Ore-Cal General Wholesales Inc., dated April 16, 1976, recorded April 20, 1976, in Volume M76 page 5673, Microfilm records of Klamath County, Oregon. (Affects Parcel 1)

When this plat is recorded, the County of Oregon shall have the right to correct any error in the plat.

Witness my hand and the seal of the County of Oregon, this 3rd day of April, 1979.

County Clerk

Recording Office
County

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 3rd day of April

A. D. 1979 at 2:24 o'clock P. M., and

duly recorded in Vol. M79, of Deeds on Page 7309

Wm D. MILNE, County Clerk

By Bernard J. Fetscher

Fee \$6.00