

- WARRANTY DEED -

KEITH L. RICE, Grantor, conveys and warrants to ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, and MATTESON ASSOCIATES ARCHITECTS, P.C., an OREGON professional corporation, as Tenants in Common, Grantees, the following-described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at a point on the South line of Main Street, in the City of Klamath Falls, Klamath County, Oregon, 89.25 feet Southwesterly from the most Northerly corner of Block 39 in the Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence continuing along the Southerly line of said Main Street in a Southwesterly direction 66 feet to a point; thence at right angles in a Southeasterly direction, 112 feet to the North line of the alley through the center of said Block 39; thence at right angles in a Northeasterly direction along the North line of said alley, 66 feet to a point; thence at right angles in a Northwesterly direction 112 feet to the point of beginning, being a portion of Lots 6 and 7 of Block 39 in Linkville, Oregon (now City of Klamath Falls, Oregon), according to the duly recorded supplemental plat thereof on file in Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

- (1) Sewer and water use charges of the City of Klamath Falls, Oregon;
- (2) Party Wall Agreement, including the terms and provisions thereof, recorded September 11, 1920, in Vol. 54, page 186, Deed Records of Klamath County, Oregon;
- (3) Terms and provisions of any leases to tenants of said property;
- (4) Easements and rights of way of record or apparent on the land.

Said property is also subject to Trust Deed dated February 17, 1965, recorded February 19, 1965, in Vol. 228, page 618, Records of Klamath County, Oregon, Grantor being Dayton O. Williams Co., an Oregon corporation; Trustee being William Ganong; and Beneficiary being First Federal Savings and Loan Association of Klamath Falls, which was thereafter assumed by above Grantor Keith L. Rice, and which said Trust Deed and the note secured thereby is not assumed by Grantees, and Grantor agrees to pay and perform the same as it becomes due and to hold Grantees harmless therefrom.

The true and actual consideration for this transfer is One Hundred Seventy Thousand (\$170,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

ORE-CAL GENERAL WHOLESALE, INC., P.O. BOX 664

Klamath Falls, Oregon 97601

Dated this 1st day of May, 1979.



WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

9788

STATE OF OREGON

County of Klamath

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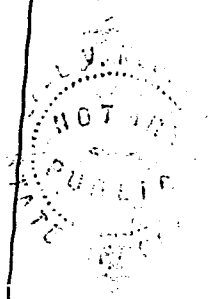
May 1, 1979

Personally appeared the above-named KEITH L. RICE, and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Carol V. McDonald
Notary Public for Oregon

My Commission expires: Feb. 22, 1980



STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

this 1st day of May A. D. 1979 at 10:52 clock A. M., or
fully recorded in Vol. M79, of Deeds on Page 9787

Wm D. MILNE, County Clerk

Fee \$6.00

By Bernetha M. Heloch

Return to
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WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601