

1-1-74

68059

WARRANTY DEED

Vol. 179 Page 14023

KNOW ALL MEN BY THESE PRESENTS, That STEVEN A ZAMSKY, FRANK F. GANONG, ERIC THARALSON, and ERLING THARALSON INVESTMENT CO., a Nevada Corp. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH COUNTY, a governmental subdivision of the state of Oregon, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said 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:

PARCEL #1: A parcel of land located in Altamont Ranch Tracts containing a portion of Tract 12, being more particularly described as follows:

Beginning at a 5/8" iron pin at the Northwest corner of said Tract 12, being on the existing East right of way line of Washburn Way, said point being N 88°55'18" W., 1288.72 feet from the Northeast corner of said Tract 12; thence from said point of beginning S 88°55'18" E., along the North line of said Tract 12, 20.00 feet to a point; thence S 00°10'50" W., 285.56 feet to a point on the South boundary line of said Tract 12; thence N 89°44'55" W., along the said South line 20.00 feet to a point on the existing East right of way line of Washburn Way; thence N 00°10'50" E., along said existing East right of way line 285.85 feet to the point of beginning, containing 0.13 acres, more or less.

(See back of this deed for Parcel #2 description)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

and that grantor will warrant and forever defend the 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 \$ 7,260.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols (1) if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of June, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

ERLING THARALSON INVESTMENT CO., INC.

By: Erling Tharalson (If executed by a corporation, affix corporate seal) PRESIDENT

By: Eric Tharalson SECRETARY

ERIC THARALSON

STEVEN A. ZAMSKY

FRANK F. GANONG

STATE OF OREGON, County of Klamath, June 6, 1979

Personally appeared the above named STEVEN A. ZAMSKY, FRANK F. GANONG and ERIC THARALSON

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My Commission Expires 12/16/80 KIRSTINE L. PROCK

STATE OF OREGON, County of Klamath, June 6, 1979

Personally appeared ERLING THARALSON and ERIC THARALSON 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 ERLING THARALSON INVESTMENT CO., 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: KIRSTINE L. PROCK (OFFICIAL SEAL) Notary Public for Oregon My Commission Expires 12/16/80

STEVEN A. ZAMSKY, FRANK F. GANONG, ERIC THARALSON, & ERLING THARALSON INVESTMENT CO., INC. 635 Main St., Klamath Falls, Ore. 97601

KLAMATH COUNTY, OREGON KLAMATH COUNTY COURTHOUSE KLAMATH FALLS, OREGON 97601

After recording return to:

Earl Hansen - Engineer

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

KLAMATH COUNTY, OREGON KLAMATH COUNTY COURTHOUSE KLAMATH FALLS, OREGON 97601

STATE OF OREGON, 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, reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

14022

PARCEL #2: A parcel of land located in Altamont Ranch Tracts containing portions of Tract 13 and Tract 14, and a portion of vacated Bristol Street, being more particularly described as follows:

Beginning at a 5/8" iron pin on the South line of said Tract 14, being on the existing East right of way line of Washburn Way, said point being S 89°19'02" W., 1227.65 feet from the Southeast corner of said Tract 14; thence from said point of beginning N 89°19'02" E., along the South line of said Tract 14, 20.00 feet to a point; thence N 00°10'50" E., 150.92 feet to a point; thence N 04°07'55" W., 531.14 feet to a point on the North line of said Tract 13; thence N 89°44'55" W., along the said North line 20.06 feet to a point on the existing East right of way line of Washburn Way; thence S 04°07'55" E., along the said existing East right of way line 531.92 feet to a point; thence continuing along the said existing East right of way line S 00°10'50" W., 150.47 feet to the point of beginning, containing 0.31 acres, more or less.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Klamath County Engineer

this 14th day of June A. D. 1922 at 11 o'clock A. M.

and duly recorded in Vol. 1179, of Deeds on Page 14022

Wm. D. MILNE, County Clerk

By Bernice H. Hetsch

No Fee