FORM No. 633 WARRANTY DEED (Individual or Corp 1.1.74 2450875609 WARRANTY DEED Page KNOW ALL MEN BY THESE PRESENTS, That ORE-CAL GENERAL WHOLESALE an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by H. F. SMITH -\_\_\_\_\_, 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: An undivided 5% interest as tenant in common in a tract of land more particularly described on Exhibit A attached hereto and by this reference made a part hereof. 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, except as estated herein, 3 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 \$.33,000.00...... ON MENDER XIBE SERVER ROUND ROUNDER ROUNDER ROUNDER ROUDER ROUDER X XX MERCE REVER XX AROUNDER XX The whole X consideration Andicate which I fram senances the waters with more sentences the detendence of the senances of the 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 1st day of October . 19. 7.9: 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. ORE-CAL GENERAL WHOLESALE, INC. Samuel. Rν 1 (If executed by a corporation, affix corporate seal) By 1000 D STATE OF OREGON, County of KIAMATH STATE OF OREGON. October 16 County of JEWELL HUSTON, 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 Personally appeared the above named ..... ...secretary of ORE-CAL GENERAL WHOLESALE, INC. , a corporation, <u>MAXXAN XIM XMX MINUM KNNKKINAGUGK INMONOMIX IN DECOMPOSING MAXXAN XIM XMX MINUM KNNK KNNKGUGK IN DECOMPOSING IN DE-halt of said corporation by authority of its board of directors; and each of halt of said corporation by authority of its board of directors; and each of</u> .....and acknowledged the foregoing instruvoluntary act and deed. ment to be ..... them acknowledged said instrument to be its voluntary act and deed. Refore me: (OFFICIAL Before me: J New 1--(OFFICIAL .... Denis 100 SEAL) -10  $\sim$ SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires: My commission expires: Ore-Cal General Wholesale, Inc. STATE OF OREGON, P. 0. Box 664 SS. Klamath Falls, Oregon 97601 County of ..... GRANTOR'S NAME AND ADDRESS I certify that the within instru-H. F. Smith 1636 Worden ment was received for record on the Klamath Falls, Oregon 97601 GRANTEE'S NAME AND ADDRES CE HEBERVED in book/reel/volume No......on FOR After recording return to: page or as document/fee/file/ RECORDER'S USE instrument/microfilm/No. ....., H.F. SMITH Attorney at Lew 540 Main Street Klamath Falls, OR-97601 Record of Deeds of said county. Witness my hand and seal of County alfixed. Until a change is requested all tax statements shall be sent to the following address Ore-Cal General Wholesale, Inc. TITLE P. 0 Box 664 Klamath Falls, Oregon 97601 Deputy By

A tract of land being Lot 1 and a portion of Lot 2 in Block 3 PARCEL ONE: of Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of said Lot 1; thence N. 00°04'50" E. 195.00 feet to the Northwest corner of said Lot 1; thence N. 00°04'50" E. 195.00 feet to the Northwest corner of said Lot 1; thence continuing N. 00°04'50" E. 57.80 feet; thence S. 89°25'10" E. 300.00 feet; thence S. 00°04'50" W. 57.80 feet to the Northeast corner of said Lot 1; thence continuing S. 00°04'50" W. 195.00 feet to the southeast corner of said Lot 1; thence N. 89°25'10" W. 300.00 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1976, in Deed Volume M-76 page 12646, Microfilm records of Klamath County, Oregon.

PARCEL TWO: A tract of land situated in Lot 2, Block 3, Tract 1080, Washburn Park, more particularly described as follows: Beginning at a point on the easterly right of way line of Washburn Way, said point being N. 00°04'50" E. 57.80 feet from the Northwest corner of Lot 1, Block 3; thence S. 89°25'10" E. 300.00 feet to the true point of beginning; thence S. 89°25'10" E. a distance of 100.08 feet to a point; thence S. 89°56'30" E. a distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, et ux, by Deed Vol. M-77, page 17511; thence S. 0°04'50" W. along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence N. 89°25'10" W. along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence N. 0°04'50" E. a distance of 252.8 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Reservations and restrictions contained in the Sanitary District. (2) Reservations and restrictions contained in the dedication of Washburn Park. (3) Reservations and restrictions in deed from Washburn Enterprises, Inc., an Oregon corporation, to Ore-Cal General Wholesale, Inc., an Oregon corporation, dated April 26, 1976, recorded April 20, 1976, in Volume M-76, Page 5673, Deed Records of Klamath County, Oregon. (4) Reservations, restrictions and easement for drainage ditch in deed from Washburn Enterprises, Inc., an Oregon corporation, to Ore-Cal General Wholesale, Inc., an Oregon corporation, dated March 31, 1977, recorded October 2, 1978, in Volume M-78, Page 21885, Deed Records of Klamath County, Oregon. (5) Easement for water line, including the terms and provisions thereof (5) Easement for water line, including the terms and provisions thereof, (5) Easement for water line, including the terms and provisions thereof, given by Ore-Cal General Wholesale, Inc., et al, to Oregon Water Corpora-tion, dated March 6, 1978, recorded March 13, 1978, in Volume M-78, Page 4729, Deed Records of Klamath County, Oregon. (6) Easement, including the terms and provisions thereof, given by Ore-Cal General Wholesale, Inc., et al, to Oregon Water Corporation, dated March 10, 1978, recorded March 13, 1978, in Volume M-78, Page 4731, Deed Records of Klamath County, Oregon, for water line.

TATE OF OREGON; COUNTY OF KLAMATH; 33.

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ais <u>17th</u> day of <u>October</u> A. D. 1979 at 4:38 clock <sup>P</sup>M., ar \_\_\_\_\_ on Page<sup>24508</sup> luly recorded in Vol. M79 ...., of \_\_Deeds\_

on Page 4308 Wm D. MILNE, County Clers By Directhard Adoch Fee \$7.00

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