

38-20023-7 D

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78112

WARRANTY DEED (INDIVIDUAL)

JOSEPH H FRANCISCO AND DOROTHY L. FRANCISCO, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to
E. W. G. DEVELOPMENT COMPANY
all that real property situated in the County
of KLAMATH, State of Oregon, described as:

See attached Exhibit A.

DEC 13 PM 3 52

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth in Exhibit A
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 140,000.00 .
**

Dated this 13 day of December, 19 79.

Joseph H. Francisco
Dorothy L. Francisco

STATE OF OREGON, County of Klamath) ss.

December 13, 19 79 personally appeared the above named
Joseph H Francisco & Dorothy L Francisco and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/83
My commission expires:

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)
TO
After Recording Return to: and send
tax statements to:
E. W. G. Development Co.
1160 Garfield
Eugene, Oregon 97402

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 Records of Deeds of said County.
Witness my hand and seal of County affixed.
By Deputy

Exhibit A

PARCEL 1

A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 30 feet West and 30 feet South of quarter corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, and being the true point of beginning of this description; thence South 308.88 feet to a point; thence West 56.4 feet to a point; thence North 308.88 feet to a point; thence East 56.4 feet to the point of beginning.

EXCEPTING THEREFROM that portion Deeded to State of Oregon by and through its State Highway Commission by Deed Volume 353 at page 439.

PARCEL 2

Beginning at a point 30 feet South and 86.4 feet West of the quarter corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence South 376.5 feet; thence North 70° 19' West 63.2 feet; thence North 355.6 feet; thence East 59.5 feet to the place of beginning.

EXCEPTING THEREFROM that portion deeded to State of Oregon by and through its State Highway Commission in Deed Volume 354 at page 251.

SAVING AND EXCEPTING from the above described parcels a portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half iron pin on the West line of Madison Street and the Northerly bank of the Enterprise Canal which iron pin bears South 30.0 feet and West 30.0 feet and South 396.7 feet from the East quarter corner of said Section 2; thence along the Northerly bank of the Enterprise Canal North 70° 19' West a distance of 123.1 feet to a one inch iron axel; thence North a distance of 85.6 feet to a point; thence East parallel with the South right of way line of South Sixth Street, a distance of 115.9 feet to a point on the West line of Madison Street; thence South along said West line a distance of 126.7 feet, more or less, to the point of beginning.

Subject to:

1. Regulations of the City of Klamath Falls, South Suburban Sanitary and Enterprise Irrigation
2. Reservations and restrictions recorded August 9, 1935 in Book 100 Page 619
3. Restrictions recorded July 1, 1964 in Book 354 page 251 and modified in Book M-67 page 4850
4. Limited Access recorded June 12, 1964 in Deed Volume 353 page 439
5. Easement recorded June 12, 1964 in Book 353 Page 439

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 13th day of December A.D., 19 79 at 3:52 o'clock P.M., and duly recorded in Vol. 179 of Deeds on Page 28748.

FEE \$7.00

WM. D. MILNE, County Clerk
By Bernetha Phelps Deputy