

86483

Vol. <sup>m</sup> 8 Page 12460

WARRANTY DEED -- STATUTORY FORM

HERFY'S CORPORATION, a Washington corporation, Grantor, conveys and warrants to PIETRO'S CORP., a Washington corporation, Grantee, the following described real property situated in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein:

SEE "EXHIBIT A" ATTACHED HERETO

AND MADE A PART HEREOF.

The true consideration for this conveyance is \$.....- 0 -

Dated this 15<sup>th</sup> day of January, 1980.

HERFY'S CORPORATION

By M. A. Zimmerman Vice President *RBR*

STATE OF NEW JERSEY ]  
COUNTY OF CAMDEN ] SS.

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of January, 1980, by M. A. Zimmerman Vice President of Herfy's Corporation, a Washington corporation, on behalf of the corporation.

Betty J. Doe  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 19, 1983

After Recording Return To:

P. L. Baker, Secretary  
Pietro's Corp.  
P. O. Box 391  
Camden, N. J. 08101

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

Pietro's Corp.  
11023 8th Ave., N. E.  
Seattle, Washington 98125

700  
JUL 7 AM 11 25

"EXHIBIT A"

12401

A parcel of land lying in the NW-1/4 SE-1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the point of intersection of South right of way line of South 6th Street with the Westerly right of way line of the U.S.R.S. Drain; thence Northwesterly along the South right of way line of South 6th Street 130 feet to point "X", being the NE-1/4 corner of the Parcel conveyed to Gulf Oil Corporation by Deed recorded April 28, 1969 in Book M-69 at page 3099; thence South 29° 28' 30" East parallel with the Westerly right of way line of U.S.R.S. Drain to the Northeasterly right of way line of Oregon-California and Eastern Railroad right of way; thence South 66° 54' 30" East along Railroad right of way a distance of 186.89 feet more or less to the intersection with the Westerly line of U.S.R.S. Drain; thence North 28° 23' 30" West along said Drain 323.22 feet more or less to the point of beginning.

SUBJECT TO: Regulations to the City of Klamath Falls.

Regulations of Klamath Irrigation District.

Regulations of South Suburban Sanitary District.

Slope easement dated April 12, 1946, recorded May 6th, 1946 in Book 188 @ page 382, in favor of State of Oregon Highway Commission.

Easement dated March 3, 1969, recorded April 28, 1969 in Book M-69 @ page 3099, in favor of Gulf Oil Company. Also including a mutual agreement for an easement for ingress and egress over the following described tract: Beginning at the above point "X"; thence South 29° 08' East parallel with the Westerly right of way line of U.S.R.S. Drain a distance of 55'; thence North to a point on the South line of South 6th Street, said point being Easterly 23-1/2 feet from the true point of beginning; thence West 23-1/2 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record ~~XXXXXXXXXX~~

this 7th day of July A. D. 1980 at 11:25 clock AM., or  
fully recorded in Vol. M80, of Deeds on Page 12400

Wm D. MILNE, County Clerk  
By *Bernetha J. Hetch*

Fee \$7.00