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an Oregon corporation, \_\_\_\_\_, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called Tori Ann Tupper, 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 9 % interest as tenants 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)

(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 stated on Exhibit A attached hereto,

and that

grantee, his heirs, assigns and assigns, and the 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.

[illegible]

In construing this deed and where the context so requires, the singular includes the plural and vice versa. 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 15<sup>th</sup> day of Sept., 1980; 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_

Personally appeared the above named

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

*Before me:*

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

ORE-CAL GENERAL WHOLESALE, INC.

*Jewell Huston* Sec.

STATE OF OREGON, County of KLAMATH ) ss.  
*Sept 15*, 19 *80*  
Personally appeared HARRY R. WAGGONER  
JEWELL HUSTON who, being duly sworn

STATE OF OREGON, County of KLAMATH

Sept 13, 1980  
Personally appeared HARRY R. WAGGONER and  
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  
secretary of ORE-CAL

GENERAL WHOLESALE, INC.

GENERAL WHOLESALE, INC., a corporation,  
and that said instrument was signed and sealed in be-  
half 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:

Notary Public for Oregon

My commission expires: 4-24-82

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/reel volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document fee file instrument/microfilm No. \_\_\_\_\_~~  
~~Record of Deeds of said county.~~

Witness my hand and seal of  
County affixed.

By ..... Deputy

<p> <i>Ore Cal Lumber Wholesale, Inc</i>  <i>PO Box 664</i>  <i>Klamath Falls Oreg. 97601</i>  <small>GRANTEE'S NAME AND ADDRESS</small> </p>	
<p> <i>Joni Ann Langer</i>  <i>2177 Angell</i>  <i>Klamath Falls Oreg. 97601</i>  <small>GRANTEE'S NAME AND ADDRESS</small> </p>	SP

After recording return to:

H.F. SMITH  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Ore-Cal General Wholesale, Inc.  
P. O. Box 664  
Klamath Falls, Oregon 97601

NAME ADDRESS, ZIP

**PARCEL ONE:** A tract of land being Lot 1 and a portion of Lot 2 in Block 3 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 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" E. 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 1244, 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.

**EXCEPT TO:** (1) Rules, regulations and assessments of South Suburban 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 26, 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 4735, Deed Records of Klamath County, Oregon. (5) Easement for water line, including the terms and provisions thereof, given by Ore-Cal General Wholesale, Inc., et al, to Oregon Water Corporation, 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 7th day of October A. D. 1980 at 10:57 o'clock AM., on

fully recorded in Vol. M80, of Deeds on Page 19395

Wm D. MILNE, County Clerk

By Annetha A. Hetch

Fee \$7.00