WARRANTY DEED (Individe 90895

FORM No. 633

1-1-74

WARRANTY DEED

K-33735

UBLISHING CO., POSTLAND, OR, 97204 ol.mg Paulo 19415

KNOW ALL MEN BY THESE PRESENTS, That ORE-CAL GENERAL WHOLES ALE, an Oregon corporation, INC.,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nicholas V. Castriotta

Corporate)

..... 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 10 % 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

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,

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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 dolfars, is \$

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 15 day of Stept. 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duiy 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	 ···· ·· ··· .) :)
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Personally appeared the above named

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

Notary Public for Oregon

Belore me:

(OFFICIAL

SEAL)

president and that the latter is the secretary of ORE-CAL $' \mathcal{Q}$ 14 Δ. COFFICIAL SEAL) heurs

each for himself and not one for the other, did say that the former is the

Personally appeared HARRY R. WAGGONER and

Zo.

KLAMATH

......who, being duly sworn,

Notary Public for Oregon My commission expires: 4-24-82

STATE OF OREGON, County of ...

JEWELL HUSTON

eptember 15, 19.80

My commission expires:	Notary Public Arr Oregon My commission expires:		
Atter recording return to: H.F. SKAITH Attornoy at Low 540 Main Streest Klismath Falls, OR 97601		STATE OF OREGON, County of	
NAME ADDRESS ZIP Until a change is requested all fax statements shall be sent to the following addr Ore-Cal General Wholesale, Inc. P. O. Box 664 Klamath Falls, Oregon 97601	es,	Witness my hand and seal of County affixed.	
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......Deputy

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 the in the office of the County Clerk of Klamath County, Oregon, being perparticularly 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. 39°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. 200.00 feet to the southeast corner of said Lot 1; thence N. 89°25'10" W. 200.00 feet to the point of beginning. EXCEPTING THEREFROM that portion converd to the State of Oregon, by and through its Department of Transportation. Highway Division, recorded August 16, 1976, in Deed Volume M-76 page 10.46, Microfilm records of Klamath County, Oregon.

PARCEL TWO: A tract of land situated in Lot 2, Block 3, Tract 1080, Waahhun Park, more particularly described as follows: Beginning at a Foint on the casterly right of way line of Washburn Way, said point being thence 5. 89°25'10" E. 57.80 feet from the Northwest corner of Lot 1, Block 3; thence 5. 89°25'10" E. 300.00 feet to the true point of beginning; 5. 89°56'30" E. a distance of 100.08 feet to a point; thence parcel conveyed to Ronald T. Williams, et ux, by Deed Vol. M-77, page parcel a distance of 253.26 feet to the North line of last mentioned thence N. 89°25'10" W. along the West line of last mentioned 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.

SUPJECT TO: (1) Bules, regulations and assessments of South Suburbas Caritary 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 Control Enterprises, Inc., an Oregon corporation, to Ore-Cal Fectored April 20, 1976, in Volume M-76, Page 5675, Deed Records of Ktaath County, Oregon. (4) Reservations, restrictions and externation 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 (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 2006 4729, Deed Records of Klamath County, Oregon. (6) Easement, for water line, including the terms and provisions thereof, given by Ore-Cal General Wholesale, Inc., et al., to Oregon Water Corporapage 4729, Deed Records of Klamath County, Oregon. (6) Easement, in volume M-78, 1978, in Volume M-78, Page 2006 4729, Deed Records of Klamath County, Oregon, (6) Easement, bion, dated March 6, 1978, recorded March 13, 1978, in Volume M-78, Page 4729, Deed Records of Klamath County, Oregon, (6) Easement, bioluding the terms and provisions thereof, given by Ore-Cal General wholesale. The, et al., to Oregon Water Corporation, dated March 16, 1978, recorded March 13, 1978, in Volume E-78, Page 4731, Peed Records of Klamath County, Oregon, for water Line.

STATE OF OREGON; COUNTY OF KLAMATH; 53.

Filed for record at request of ____Klamath County Title Co.

 $\frac{10}{100}$ $\frac{7 \text{ th}}{300}$ day of <u>0 ctober</u> A. D. 19<u>80</u> at $\frac{10}{300}$ $\frac{50}{300}$ km A. and

fuly recorded in Vol. MSO_____, of ____Deeds_____ on Page19415

Wh D. MILNE, County Clark For \$7.00 addetach itha