

K-33726

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93658

KNOW ALL MEN BY THESE PRESENTS, That Safeway Stores, Incorporated, a Maryland Corporation and existing under the laws of the State of Maryland, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ralph G. Coburn, George T. Conklin, Jr., John F. Meck, Joseph H. Taggart and Richard S. Willis, and their successors, as Trustees of Hubbard Real Estate Investments, a Massachusetts unincorporated * hereinafter called 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:

see Exhibit "A" attached hereto

SUBJECT TO:

1. Current taxes and assessments not yet delinquent.
2. Easements, restrictions, reservations, conditions, covenants, and rights of way, if any, as are of record.

* voluntary association of the type commonly known as Massachusetts business trust, pursuant to Declaration of Trust dated July 7, 1969, as amended.

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

and that grantor will warrant and forever defend the above granted 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 \$ 1,050,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):~~

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed this 25th day of November, 1980.

(SEAL)

SAFeway STORES, INCORPORATED, a Maryland corporation
By *Gary D. Scott* Asst. Vice President
By *James B. Bolen, Jr.* Asst. Secretary

CALIFORNIA
STATE OF OREGON, County of Alameda
Personally appeared Gary D. Scott

ss: and James B. Bolen, Jr., 19

who, being duly sworn, each for himself and not one for the other, did say that the former is the Assistant Vice president and that the latter is the Assistant

secretary of Safeway Stores, a Maryland corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)



DEE E J. HOLTER

Notary Public for Oregon

My commission expires: August 6, 1984

NOTE—The sentence between the symbols Δ if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
CORPORATION

TO

DO NOT USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.

AFTER RECORDING RETURN TO

No.

K C

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 on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By

Deputy

24160

PARCEL B

The following described real property situate in Klamath County, Oregon:

A tract of land situated in Tract 33A, Enterprise Tracts Subdivision, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the cased monument marking the Northwest corner of said Section 3; thence S 0°00'30" E along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the centerline of South Sixth Street as the same is now located and constructed, said parallel line being also the Northerly right of way line of said street; thence S 55°52'30" E along said parallel line 1,741.84 feet to a 5/8 inch iron pin marking a point on the Easterly right of way line of Austin Street with the location of said point being in conformance with record of survey No. 939 filed in the office of the Klamath County Surveyor which contains the original owner's certification of original property corners; thence continuing S 55°52'30" E along said parallel line a distance of 310.00 feet to a 5/8 inch iron pin marking the True Point of Beginning of this description; thence N 34°07'30" E at right angles to South Sixth Street and parallel with Austin Street a distance of 250.00 feet to a 5/8 inch iron pin; thence S 55°52'30" E parallel with South Sixth Street a distance of 141.18 feet to a 5/8 inch iron pin with aluminum cap on the westerly line of that property described in Volume M68, Page 4736, Klamath County Deed Records; thence S 34°07'30" W parallel with Austin Street and along the westerly line of the last described property a distance of 250.00 feet to a 5/8 inch iron pin on the northerly right of way line of South Sixth Street, said point being the southwesterly corner of the above described property and from which a cross chiseled in the concrete sidewalk bears S 34°07'30" W 10.00 feet; thence N 55°52'30" W along the northerly right of way line of South Sixth Street a distance of 141.18 feet to the True Point of Beginning of this description. The above described tract of land contains 0.810 acre, more or less, with bearings based on existing deed records.

EXHIBIT "A"

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 I, _____, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the records of said County.
 Witness my hand and the seal of said County, this 15th day of December, 1980, at 10:04 o'clock A.M.
 Truly recorded in Vol. M80, Deeds, on Page 24099

James H. Leitch
 County Clerk

Fee \$7.00