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32-23409
WARRANTY DEED

WALTER C. BADOEK, Grantor, conveys and warrants to BADOEK ENTERPRISES, a partnership consisting of WALTER C. BADOEK and SHARON DAWN BADOEK, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

PARCEL 1:

Lots 20, 21, 22, 23, 24, 25, 26, 32, and 33 in Block 4 of SIXTH STREET ADDITION in Klamath County, Oregon, according to the official plat thereof.

Part of Lot 30, Block 4, SIXTH STREET ADDITION in Klamath County, Oregon, according to the official plat thereof, described as follows:

Beginning at the Northwest corner of Lot 30, Block 4, Sixth Street Addition; thence southeasterly along alley parallel to 6th Street a distance of 11.71; thence South-west at right angles to alley 17.25 feet to the westerly line of Lot 30; thence northerly along west line of Lot 30, 20.86 feet to the point of beginning, being a portion of Lot 30 Block 4 Sixth Street Addition.

Part of Lot 30, Block 4, Sixth Street Addition in Klamath County, Oregon, described as follows: Beginning at the northwest corner of Lot 30, Block 4, Sixth Street Addition; thence southeasterly along the northeasterly line of said lot 11.71 feet to the true point of beginning; thence southeasterly along said lot line 33.28 feet; thence south 34°07'-½' west 17.25 feet to the south line of said lot; thence westerly along the south line to its intersection with the southeasterly line of Lot 31, Block 4, Sixth Street Addition; thence north 34°07'-½' East 17.25 feet to the point of beginning.

All that portion of Lot 31, Block 4, Sixth Street Addition in Klamath County, Oregon, except that part conveyed to Alfred D. Collier and V. E. O'Neill by deed dated December 9, 1937, recorded December 14, 1937, in Volume 113, at Page 347, records of Klamath County, Oregon, described as follows: Beginning at a point in line marking the south-westerly boundary of said Lot 31, 55 feet southeasterly from the most westerly corner of said Lot 31, thence at right angles to the center line of South Sixth Street (The Dalles-California Highway) as the same is now located and constructed northeasterly 33.63 feet, more or less, to a point in the

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easterly boundary of said Lot 31; thence southerly along the said easterly boundary of said lot 40.63 feet, more or less, to the southeasterly corner of said Lot 31; thence northwesterly along the above-mentioned southwesterly boundary of said Lot 31, 22.80 feet, more or less, to the point of beginning.

Part of Lot 802 Enterprise Tracts, according to the official plat thereof, described as follows: Beginning at a point in the easterly boundary of Lot 31, Block 4, Sixth Street Addition from which the southeasterly corner of said lot bears south $0^{\circ}00'-\frac{1}{2}'$ east 40.63 feet distant; running thence north $34^{\circ}07'-\frac{1}{2}'$ east at right angles to the center line of Sixth Street (The Dalles-California Highway) as now located to the south line of Lot 30, Block 4, of said addition, thence west on said south line of Lot 30 to its intersection with the southeasterly line of Lot 31, Block 4, said addition; thence south $0^{\circ}00'-\frac{1}{2}'$ east on said southeasterly line of Lot 31 to the point of beginning.

SAVING AND EXCEPTING from said Parcel 1 portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded July 23, 1942, in Volume 148, Page 508, Deed Records of Klamath County, Oregon, Volume 146, Page 181 and Volume 190, Page 237, Deed Records of Klamath County, Oregon.

Also beginning at the Northeast corner of Section 4, Township 39 South, Range 9 E.W.M., Oregon, and running thence South $0^{\circ}00'30''$ East along the East line of said Section 4, 862.01 feet; thence West 29.92 feet to an iron pipe marking the former intersection of the north line of South Sixth Street and the West line of Washburn Way, which iron pipe is distant 29.52 feet at right angles from the center line of the Klamath Falls Lakeview Highway at Engineers Station 15+58.91; and continuing thence from said iron pipe North $0^{\circ}00'30''$ West 62.53 feet along the West line of Washburn Way to the true beginning point of the description; running thence from said true beginning point North $0^{\circ}00'30''$ West 58.42 feet along the West line of Washburn Way to the South line of the alley in Block 4 of the Sixth Street Addition; thence North $55^{\circ}50'30''$ West along the South line of said alley 136.30 feet to the northeasterly corner of that tract of land heretofore conveyed to W. Badorek and Nellie Badorek by Alfred D. Collier et ux., and V. E. O'Neill et ux., by deed recorded in Volume 113, Page 349 of Klamath County Deed Records; thence South $34^{\circ}09'30''$ West along the easterly line of said tract of land and the Westerly line of that certain

tract of land conveyed to Alfred D. Collier and V. E. O'Neill by W. Badorek and Nellie Badorek and recorded in Volume 113, Page 347, of Klamath County Deed Records, a distance of 89.55 feet to the Northerly right of way line of the Klamath Falls Lakeview State Highway as the same is presently constructed; thence along said Northerly right of way line on an 80 foot radius curve left (the long chord of which bears South 60° East 11.60 feet) a distance of 11.61 feet; thence South 64°09'30" East 150.70 feet; thence on a twelve foot radius curve left (the long chord of which bears North 57°55' East 20.34 feet) a distance of 24.26 feet to the true point of beginning.

Also Lot 27 in Block 4 of Sixth Street Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

SAVING AND EXCEPTING from said Parcel 1 any portion thereof conveyed to State of Oregon, by and through its State Highway Commission, by deeds recorded August 3, 1943, Volume 157, Page 285, and June 5, 1946, Volume 190, Page 227, Deed Records of Klamath County, Oregon.

PARCEL 2:

Lots 13 and 14 in Block 4 of SIXTH STREET ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

PARCEL 3:

Lots 17, 18, and 19 in Block 4 of SIXTH STREET ADDITION, in the County of Klamath, State of Oregon.

PARCEL 4:

Lots 5 through 9, Block 2, SIXTH STREET ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

PARCEL 5:

Lots 15 and 16 in Block 4, SIXTH STREET ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Subject to and excepting:

- (1) Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
- (2) Regulations, including levies, assessments, water, and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- (3) Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$30,000.00; dated August 16, 1966; recorded August 18, 1966 in Book M-66, Page 8364, by Sixth Street Auto Wrecking Co., a co-partnership consisting of W. Badorek, also known as Wm. A. Badorek, and Walter C. Badorek, as Mortgagor, and Klamath First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, as Mortgagee.
- (4) Restrictive covenants, including the terms and provisions thereof, dated November 20, 1978, recorded January 5, 1979 in Book M-79, Page 454, for the benefit of the City of Klamath Falls.

The true and actual consideration for this conveyance in terms of dollars is Zero, however includes other value given or promised.

Until a change is requested, all tax statements are to be sent to 2521 South Sixth Street, Klamath Falls, OR 97601.

DATED:

3-12-81

STATE OF OREGON)

County of Klamath) ss.

Walter C. Badorek
WALTER C. BADOREK

3-12

, 1981

Personally appeared the above-named WALTER C. BADOREK, who is known to me to be such individual, and who acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

My Commission Expires: 11-23-83

return to:
-A- WARRANTY DEED

Walter Badorek
2521 So 6th
City

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of March A.D., 1981 at 3:21 o'clock P M., and duly recorded in Vol M81 of Deeds on page 4531.

Fee \$14.00

EVELYN BIEHN

COUNTY CLERK

By Debra A. Jensen Deputy