

K-34916

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1966

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

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SHANGRI LA APARTMENTS, an Oregon Limited Partnership Grantor,  
conveys and warrants to CRAIG E. ANGELO, LARRY ANGELO, AL ANGELO, JR. / and GARY ANGELO, tenants in common,\*  
Grantees, the following described real property  
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:  
\*each as to an undivided one-quarter (1/4) interest,  
See Exhibit A attached hereto and by this reference incorporated as  
though fully set forth herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances; except See Exhibit A

The true consideration for this conveyance is \$ 440,574.29 (Here comply with the requirements of ORS 93.030)

Dated this 28<sup>th</sup> day of October, 19 81SHANGRI LA APARTMENTS, an Oregon  
Limited Partnership

By J. Robert Harris

STATE OF OREGON, County of Lane ) ss. October 28, 19 81

Personally appeared the above named

J. ROBERT HARRIS

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

Before me:

Notary Public for Oregon—My commission expires: 11-5-84

(OFFICIAL SEAL)

## WARRANTY DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Lundy, Gorman, Inc.

P.O. Box 407

Bend, Oregon 97710

NAME, ADDRESS, ZIP

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

FNMA

3435 Wilshire Blvd

Los Angeles, Calif 90010

NAME, ADDRESS, ZIP

## STATE OF OREGON

County of

ss.

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,  
at o'clock M., and recorded  
in book on page or as  
file/reel number

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

SPACE RESERVED

FOR

RECORDER'S USE

Recording Officer

Deputy

By

30

EXHIBIT A

The following described real property in Klamath County, Oregon:

Commencing at the Northeast corner of Lot 37, ENTERPRISE TRACTS, Klamath County, Oregon; thence South  $00^{\circ}15'30''$  East along the centerline of Avalon Street, 242.83 feet; thence North  $89^{\circ}44'30''$  East, 30.00 feet to a point on the East boundary of said street for the true point of beginning; thence North  $89^{\circ}44'30''$  East, 395.00 feet; thence North  $00^{\circ}15'30''$  West 59.01 feet, to a point on the Southwesterly boundary of the U.S.R.S. "A" canal; thence along said canal boundary 204.24 feet along the ARC of a curve right (which arc has a radius of 433.10 feet and a long chord of North  $55^{\circ}12'32''$  West 202.35 feet); thence North  $41^{\circ}42'$  West 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary South  $47^{\circ}54'30''$  West, 144.93 feet to the East boundary of Avalon Street; thence along said boundary South  $00^{\circ}15'30''$  East 216.00 feet to the true point of beginning.

AND an easement for a sewer in and across the following described real estate, situate, lying and being in Klamath County, Oregon, and more particularly described as follows:

A strip of land 10 feet in width lying along the following described centerline:

Beginning at a point 240 feet Northerly, from the North boundary of SUNNYLAND ADDITION to the City of Klamath Falls, and 310 feet Easterly from the East boundary of Avalon Street, at which point a manhole is constructed; thence Northerly to a point on the Southerly boundary line of a parcel of property owned by Shangri-La Apartments, a partnership, said point being North  $89^{\circ}44'30''$  East 298.00 feet from the East boundary of Avalon Street.

SUBJECT TO easements, reservations and restrictions of record, and:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
5. Easement, including the terms and provisions thereof, given by J. Robert Harris and Ronnie N. Gibson, a partnership, to Oregon Water Corporation, dated June 15, 1971, recorded June 23, 1971, in Volume M71, page 6490, Deed Records of Klamath County, Oregon.
6. Mortgage, including the terms and provisions thereof, executed by Shangri-La Apartments, to The Lomas & Nettleton Company, dated November 1, 1972, recorded November 13, 1972, in Volume M72, page 13089, Mortgage

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Records of Klamath County, Oregon, to secure the payment of \$437,200.00.

By Assignment dated November 23, 1972, recorded January 26, 1973, in Volume M73, page 980, Mortgage Records of Klamath County, Oregon, said mortgage was assigned to Federal National Mortgage Association.

7. Regulatory Agreement, including the terms and provisions thereof, given by Shangri-La Apartments, a partnership, to Secretary of Housing and Urban Development, acting by and through the Federal Housing Commissioner, dated November 1, 1972, recorded November 13, 1972, in Volume M72, page 13093, Mortgage Records of Klamath County, Oregon.

8. Financing Statement, filed in the office of the County Clerk, indicating a security agreement, given by Shangri-La Apartments, a partnership, as debtor, to The Lomas & Nettleton Company, as secured party, filed November 13, 1972, Document No. 70297, Secured Transaction Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~XXXXXX~~

This 4 day of January, D. 1982 at 11:31 o'clock A. M., and  
duly recorded in Vol. M 82, of Deeds on Page 32.

Fee \$12.00

EVLYN BIERN, County Clerk

By Joyce M. [Signature]