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FCAN No. 633—WARRANTY DEED (Individual or Corporate).

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Melburn E. and Annabelle S. Bates, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation, hereinafter called 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 6 % interest as tenant in common in a tract of land more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

THIS DEED IS RE-RECORDED TO CORRECT THE DESCRIPTION ON EXHIBIT A.

(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 hereto,

and that

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 dollars, is \$

~~XXXXXX, THE ABOVE CONSIDERATION DOES NOT INCLUDE OTHER PROPERTY OR VALUE EITHER AT THE TIME OF RECORDING OR AT ANY TIME HEREIN, AND THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER.~~

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 15th day of Sept, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therefor by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ 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 _____

_____ a 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath) ss.
Sept. 15, 1980.

Personally appeared the above named

Melburn E. and Annabelle S. Bates

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

Before me: _____
Notary Public for Oregon

My commission expires: 8/14/83

Melburn E. and Annabelle S. Bates
71400 Road
Susanville, Calif. 96130
Ore-Cal General Wholesale, Inc.
P.O. Box 664
Klamath Falls, Oreg. 97601

After recording return to:
Attorney at Law
640 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

STATE OF OREGON, _____) ss.

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. _____ page _____ of as document fee/file instrument/microfilm No. _____.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

PARCEL 1

9256

A tract of land being Lot 1 and a portion of Lot 2 in Block 3 of Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 00° 04' 50" East 195.00 feet to the Northwest corner of said Lot 1; thence continuing North 00° 04' 50" East 57.80 feet; thence South 89° 25' 10" East 300.00 feet; thence South 00° 04' 50" West 57.80 feet to the Northeast corner of said Lot 1; thence continuing South 00° 04' 50" West 195.00 feet to the Southeast corner of said Lot 1; thence North 89° 25' 10" West 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 at page 1264, Microfilm Records of Klamath County, Oregon.

PARCEL 2

A tract of land situated in Lot 2, Block 3, Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Washburn Way, said point being North 00° 04' 50" East 57.80 feet from the Northwest corner of Lot 1, Block 3; thence South 89° 25' 10" East 300.00 feet to the true point of beginning; thence South 89° 25' 10" East a distance of 100.08 feet to a point; thence South 89° 56' 30" East a distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, et ux., by Deed Volume M-77 at page 17511; thence South 0° 04' 50" West along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence North 89° 25' 10" West along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence North 0° 04' 50" East a distance of 252.8 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District. (2) Regulations, levies, liens and utility assessments of the City of Klamath Falls. (3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on recorded plat of Washburn Park. (4) 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 20, 1976, in Volume M-76, Page 5673, Deed Records of Klamath County, Oregon. (5) Easement created by instrument, including the terms and provisions thereof, recorded March 13, 1978, in Volume M-78, Page 4729, in favor of Oregon Water Corporation. (6) Easement created by instrument, including the terms and provisions thereof, recorded March 13, 1978, in Volume M-78, Page 4731, in favor of Oregon Water Corporation. (7) Reservations and restrictions 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 21885, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 20 day of July A. D. 1982 at 3:35 o'clock P. M., and
duly recorded in Vol. M 82, of Deeds on Page 9255

Fee \$8.00

EVELYN BIEHN, County Clerk

By Jaya McChase

EXHIBIT A