

15372

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KNOW ALL MEN BY THESE PRESENTS, That Ore Cal General Wholesale, Inc.,  
an Oregon Corporation

in consideration of Two Hundred Twenty Five Thousand and 00/100 Dollars,

to them paid by Harry R. Waggoner

do hereby grant, bargain, sell and convey unto said Harry R. Waggoner

his heirs and assigns, all the following real property, with the tene-  
ments, hereditaments and appurtenances, situated in the

County of Klamath and State of Oregon bounded and described as follows, to-wit:

See Exhibit A attached

82 SEP 9 PM 1 38

TO HAVE AND TO HOLD, the above described and granted premises unto the said

Harry R. Waggoner

his heirs and assigns forever.

IN WITNESS WHEREOF, they the grantor S above named hereunto set their  
hand S and seal this 10th day of June, 19 82

Ore Cal General Wholesale, Inc. (SEAL)

James H. Tustin President (SEAL)

James H. Tustin Secretary (SEAL)

(SEAL)

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STATE OF Oregon }  
County of Klamath } ss.

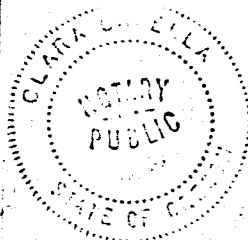
BE IT REMEMBERED, That on this 10th day of June, 19 82, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Harry R. Waggoner, President & Jewell Huston, Secretary of Ore Cal General Wholesale, Inc. who are known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

*Clara Corbly*

Notary Public for Oregon

My Commission expires April 8, 1984



# DEED

Bargain and Sale  
(FORM No. 38)

TO

STATE OF

County of

I certify that the within instrument was received for record on the 10th day of June, 19 82, at 10 o'clock M., and recorded in book Record of Deeds on page        of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder.

By

Deputy.

STEVENS-NEER LAW PUB. CO., PORTLAND

Return To.  
H. R. Waggoner  
P.O. Box 664  
Klamath Falls,  
OR 97611

## EXHIBIT A

11922

An undivided one-half interest as tenant in common in and to a tract of land situated in Lot 1, Block 2, Tract 1080, Washburn Park, a duly recorded subdivision, more particularly described as follows: Beginning at a point on the East line of said Lot 1, said point being N. 00°04'50" E. 175.00 feet from the Southeast corner of said Lot 1; thence N. 00°04'50" E. along said East line 175.00 feet; thence N. 89°55'10" W. parallel to the South line of said Lot 1, 250.00 feet; thence S. 00°04'50" W. 175.00 feet; thence S. 89°55'10" E. 250.00 feet to the point of beginning, containing 1.00 acre, more or less. SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Easements and releases of damages, including the terms and provisions thereof, granted to The California Oregon Power Company, relative to the raising and/or lowering of the water of Lake Ewauna and the Klamath River between the surface elevations of 4085.00 and 4085.50 as shown by the records of Klamath County, Oregon. (4) Reservations and restrictions contained in the dedication of Washburn Park. (5) Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner, et ux, to California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Volume M-70, Page 10618, deed records of Klamath County, Oregon. (6) Mortgage, including the terms and provisions thereof, executed by Stig Larsson and Lis A. Larsson, husband and wife, to Western Bank, an Oregon banking corporation, dated January 25, 1978, recorded January 25, 1978, in Volume M-78, Page 1518, records of Klamath County, Oregon, to secure the payment of \$195,000.00. (7) Mortgage, including the terms and provisions thereof, executed by Stig Larsson and Lis A. Larsson, husband and wife, to Western Bank, an Oregon banking corporation, dated May 10, 1978, recorded May 10, 1978, in Volume M-78, Page 9537, records of Klamath County, Oregon, to secure the payment of \$63,000.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

is 9 day of Sept A.D. 1982 at 1:38 o'clock P.M. and  
duly recorded in Vol. M82, of Deeds on a.c. 11920

Fee \$12.00

By

EV LYNN BIEHN County Clerk  
*Joyce McArthur*