

1-1-74

21925

WARRANTY DEED

Vol. 1783 Page

4753

KNOW ALL MEN BY THESE PRESENTS, That GORDON O. ERLANDSON,
GEORGE BROSTERHOUS and ED BROSTERHOUS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
GILBOA CORPORATION, a California 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED)

SUBJECT TO: Mortgage, including the terms and provisions thereof, executed
by Grantors herein to First Federal Savings and Loan Association of Klamath Falls,
dated April 6, 1971, recorded April 15, 1971 in Volume M-71, page 3252, official
records of Klamath County, Oregon, which mortgage the Grantors herein agree to pay
and hold Grantee harmless therefrom.

(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

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 \$875,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 22 day of March, 1983;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 22, 19 83.

Personally appeared the above named
Gordon O. Erlandson, George
Brosterhaus, and Ed Brosterhaus
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me,
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 4-6-85

STATE OF OREGON, County of) ss.
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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 be-
half 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.C. Tello

NAME, ADDRESS, ZIP

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

Gilboa Corporation
11300 Weddington St.
No. Hollywood, Cal. 91601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book/reel/volume No. on
page or as document/fee/file/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Deputy

EXHIBIT A

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

PARCEL 1:

Lot 2 in Block 7 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situated in Block 8 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4 in said Block 8; thence N. $39^{\circ}04'50''$ E. along the Northwesterly line of Pine Street a distance of 102.83 feet to a cross chiseled in the sidewalk; thence N. $51^{\circ}03'32''$ W. a distance of 120.0 feet to the Northwesterly line of Lot 3 in said Block 8; thence S. $39^{\circ}02'39''$ W. along the Northwesterly lines of Lots 3 and 4, said Block 8 a distance of 102.56 feet, more or less, to the Northeasterly line of Fourth Street; thence S. $50^{\circ}55'$ W. along said Northeasterly line and the Westerly line of Lot 4 a distance of 120.0 feet, more or less, to the point of beginning.

ALSO the Scutheasterly 6.0 feet of Lot 5 in said Block 8.

PARCEL 3:

A parcel of land situated in Lots 7 and 8 of Block 18, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of said Lot 8 which bears S. $50^{\circ}53'17''$ E. a distance of 60.10 feet from the most Northerly corner of said Lot 8, which point being the most Northerly corner of Parcel described in deed from Gordon O. Erlandson, et al to Frank F. Ganong et al, recorded in Volume M77, page 1120, Deed Records of Klamath County, Oregon; thence S. $39^{\circ}07'03''$ W. a distance of 123.38 feet to the most Southerly corner of parcel described indeed from Frank F. Ganong, et al, to Gordon O. Erlandson, et al, recorded in Volume M76 page 19058, Deed Records of Klamath County, Oregon; thence N. $5^{\circ}52'57''$ W., along the Southwesterly line of last mentioned parcel, a distance of 59.97 feet, more or less, to the Northwesterly line of said Lot 7; thence N. $39^{\circ}03'27''$ E. along said Northwesterly line, a distance of 123.38 feet, more or less, to the most Northerly corner of said Lot 8; thence S. $50^{\circ}53'17''$ E. along the Northeasterly line of Lot 8 a distance of 60.10 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 31 day of March A.D. 1983 at A o'clok 8:59

duly recorded in Vol. M83, of Deeds on p. 4753.

8.00

By EVELYN BJEHN, County Clerk
Lee Lewis