

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MOLATORES MOTEL, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MJB, Ltd., a California Limited Partnership 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:

SEE EXHIBIT "A"

SUBJECT TO:

1. Mortgage, including the terms and provisions thereof, executed by Molatores Motel, Inc., an Oregon corporation, to Wi-Ne-Ma Hotel, Inc., an Oregon corporation, dated May 30, 1977, recorded June 9, 1977, in Volume M77, page 10037, Microfilm Records of Klamath County, Oregon, to secure the payment of \$147,500.00. (Affects Parcel 1)

By instrument dated September 23, 1977, recorded September 28, 1977, in Volume M77, page 18220, Microfilm Records of Klamath County, Oregon, said Mortgage was assigned to M.S. West.

By instrument dated September 23, 1977, recorded September 28, 1977, in Volume M77, page 18221, Microfilm Records of Klamath County, Oregon,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON BACK

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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land AND those hereinabove set forth.

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 \$ 400,000.00 .
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, 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 1 day of December, 1979; 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.

MOLATORES MOTEL, INC.

By: Harry Molatore President

By: David Molatore Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
December 4, 1979

Personally appeared Harry Molatore and David Molatore 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 Molatores Motel, Inc.

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)
PENNY D. HAMMONS
Notary Public for Oregon
My commission expires: 5-1-81

Molatores Motel, Inc.
100 Main Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

MJB, Ltd.
1111 Main Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

MJB, Ltd.
1111 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

MJB, Ltd.
1111 Main Street
Klamath Falls, OR 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 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
By Deputy

said Mortgage was assigned to the United States National Bank of Oregon, a National Banking Association.

2. Mortgage, including the terms and provisions thereof, executed by Molatore's Motel, Inc., an Oregon corporation, to the United States National Bank of Oregon, a National Banking Association, dated May 24, 1977, recorded June 9, 1977, in Volume M77, page 10044, Microfilm Records of Klamath County, Oregon, to secure the payment of \$22,500.00. (Affects Parcel 2), which Mortgages Grantee assumes and agrees to pay.

DESCRIPTION OF PROPERTY

All the following described real property situate in Klamath County, Oregon:

PARCEL 1: A tract of land situated in the NE¹NE¹ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the Southerly line of Pine Street and the Easterly line of Eleventh Street in the City of Klamath Falls, Oregon; thence Northerly along said Southerly line of Pine Street 170 feet to a point thereon distant 50 feet Southwesterly along said Pine Street from the most Westerly corner of Lot 5, Block 3, Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southeasterly and parallel with said Easterly line of Eleventh Street 112 feet; thence Southwesterly parallel to said Pine Street, 50 feet; thence Southeasterly parallel with Eleventh Street 8 feet; thence Northeasterly and parallel with the Northerly line of Main Street in the City of Klamath Falls, Oregon, 125 feet; thence Southeasterly and parallel with said Easterly line of Eleventh Street 120 feet to said Northerly line of Main Street at a point thereon distant 50 feet Southwesterly from the Southwest corner of Lot 6, Block 3, Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southwesterly along said Northerly line of Main Street 245 feet to the Northeast corner of Main Street and Eleventh Street; thence Northwesterly along the Easterly line of Eleventh Street to the Point of Beginning. Subject to the alley existing in said Block 3, a portion of which is included in the above description.

PARCEL 2: Lots 1, 2, 3 and 4 in Block 2 of Canal Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 14th day of June A.D. 1983 at 10:56 clock A.M., and
duly recorded in Vol. M 83, of deeds on Page 9239

12.00 fee

By EVELYN BIEHN, County Clerk