

24542

T/A #M-38-25827-6  
WARRANTY DEED (INDIVIDUAL)

Vol. 183 Page 9242

MJB Ltd., a California Limited Partnership  
 RAYMOND M. GRAY, SR. and RAYMOND M. GRAY, JR. hereinafter called grantor, convey(s) to  
 of Klamath, State of Oregon, described as: all that real property situated in the County

## SEE ATTACHED DESCRIPTION

Subject to:

1. An easement created by instrument, including the terms and provisions thereof, Recorded: July 8, 1961 Book: 331 Page: 279
2. Restrictions contained in Deed dated October 29, 1974, recorded November 13, 1974 in Book M-74 at Page 14650, Microfilm Records, Klamath County, Oregon.
3. The rights of the public in and to that portion of the above described property shown as an alley through Block 3, Hot Springs Addition as disclosed by the Klamath County Assessor's Map.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 as noted herein

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

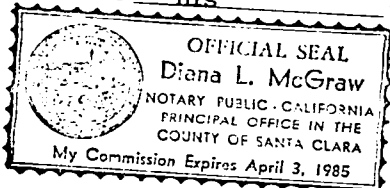
The true and actual consideration for this transfer is \$ 350,000.00--.

Dated this 13th day of April, 19 83.  
 MJB Ltd., a California Limited Partnership

Jesse W. Jack, a general partner  
 Jesse W. Jack, individually  
 ) ss.

STATE OF Calif., County of Santa Clara

Jesse W. Jack, April 14, 19 83 personally appeared the above named  
 instrument to be his voluntary act and deed. and acknowledged the foregoing



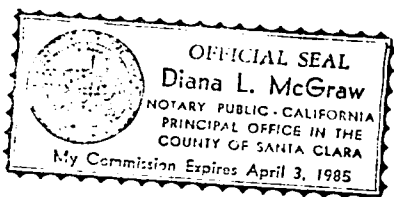
Before me:

Notary Public for California  
 My commission expires: April 3, 1985

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration

STATE OF CALIFORNIA  
 COUNTY OF Santa Clara

} ss



ON April 14, 1983, before me, the  
 undersigned, a Notary Public in and for said County and State, personally appeared  
 Jesse W. Jack

proved to me on the basis of satisfactory evidence to be the person that  
 executed this instrument, on behalf of the partnership and acknowledged to me  
 that the partnership executed it.

Notary's Signature:

DESCRIPTION

PARCEL 1

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 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 Northeasterly 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.

PARCEL 2

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the point on the Southerly line of Pine Street which is 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, and thence running Southeasterly and parallel with the Easterly line of Eleventh Street a distance of 112 feet to the true point of beginning of this description; thence Southwesterly and parallel to said Pine Street 50 feet; thence Southeasterly and parallel with Eleventh Street 8 feet; thence Northeasterly and parallel with the Northerly line of Main Street a distance of 50 feet; thence Northwesterly and parallel with Eleventh Street a distance of 8 feet, more or less, to said true point of beginning.

PARCEL 3

Lots 1, 2, 3 and 4, Block 2, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH ;ss

I hereby certify that the within instrument was received and filed for record on the 14th day of June A.D., 19 83 at 10:51 o'clock AM and duly recorded in Vol M 83, of deeds on page 9242

EVELYN BIEHN COUNTY CLERK  
by [Signature] Deputy

FEE \$8.00