

K-36217  
SPECIAL WARRANTY DEED

WALTER E. HELLER WESTERN INCORPORATED, a California corporation, Grantor, conveys and specially warrants to GREATER KLAMATH DEVELOPMENT CORP., an Oregon corporation, the following described real property free of encumbrances created or suffered by the Grantor:

A parcel of land located in the Southeast quarter of the Southeast quarter of Section 5, Township 39 South, Range 9 E.W.M., and being a portion of Government Lots 4 and 5, said Section, Township and Range, more particularly described as follows: Beginning at a point on the North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  which is East along said line a distance of 477.42 feet from the Northwest corner thereof; thence continuing East along said North line a distance of 389.88 feet to a point; thence South 0°43' West a distance of 460.7 feet to a point on the Northwestern line of a parcel of land deeded to Great Northern Railway Co. by deed recorded October 21, 1927, in Volume 76 page 635, records of Klamath County, Oregon, thence South 28°43' West, along said Northwestern line, a distance of 590.02 feet to the Northeasterly corner of a parcel of land deeded to California-Oregon Power Co. by deed recorded December 16, 1953, in Volume 264, Page 436, records of Klamath County, Oregon; thence West, along the North line of said parcel, a distance of 521.75 feet to the East line of a parcel of land deeded to Klamath County for road purposes by deed recorded November 17, 1948, in Volume 226, page 429, records of Klamath County, Oregon; thence North, along the East line of said parcel, to a point which is South along said line, a distance of 208.71 feet from the North line of said Southeast quarter of Southeast quarter, said point also being the Southwest corner of a parcel of land deeded by City of Klamath Falls, to F.A. Nitschelm, et ux, recorded on November 16, 1948, in Volume 226 page 422, records of Klamath County, Oregon; thence East, along the South line of said parcel, a distance of 417.42 feet; thence North, along the East line thereof, 208.71 feet to the point of beginning.

'83 JUN 10 PM 12 28

The true consideration for this conveyance is \$160,000.  
DATED this 13th day of June, 1983.

WALTER E. HELLER WESTERN INCORPORATED

Mail tax statements to:  
Grantee  
125 No. 8th st.  
Klamath Falls, OR  
Return to same

By Frank Clarke  
Vice President

STATE OF OREGON )  
County of Multnomah ) ss.

This certifies that on this 13th day of June, 1983, before me, before me, the undersigned, a notary public in and for said county and state, personally appeared FRANK CLARKE, to me personally known, who being duly sworn, did say that he is the vice president of WALTER E. HELLER WESTERN INCORPORATED, the within named corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and they acknowledged said instrument to be the free act and deed of said corporation.

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

David J. [Signature]  
Notary Public for Oregon  
My Commission Expires: 11/30/84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 16th day of June A.D. 19 83 at 12:28 o'clock P.M., and  
duly recorded in Vol. M83, of Deeds on Page 9394.

Fee \$8.00

By EVELYN BJEHN, County Clerk