

30024

TA #M-38-26243-7  
WARRANTY DEED (INDIVIDUAL) Vol. 183 Page 18695

ELMER BELCASTRO and JENNIE F. BELCASTRO, husband and wife

ALBERTSONS, INC., A Delaware Corporation

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

See Attached Exhibit "A" for Description

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those contained in exhibit "A" attached hereto

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 \$ 192,000.00 .\*

Dated this 27th day of October, 1983.

*Elmer Belcastro*  
Elmer Belcastro

*Jennie F. Belcastro*  
Jennie F. Belcastro

STATE OF OREGON, County of Klamath

) ss.

October 27th

ELMER BELCASTRO and JENNIE F. BELCASTRO, 1983 personally appeared the above named instrument to be THEIR voluntary act and deed.

Before me:

*Barlene T. Addington*  
Notary Public for Oregon

My commission expires: 3-22-85

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 consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Elmer Belcastro

Jennie F. Belcastro

TO

ALBERTSONS, INC.

After Recording Return to:  
Albertsons, Inc.

P.O. Box 20

Boise, Idaho 83726

Attn: Cathy McMenamy  
Legal Dept.

STATE OF OREGON,

County of )

) ss.

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_

Deputy

## EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Westerly one-quarter corner of said Section 2; thence North 89° 44' 52" East 517.06 feet; thence North 00° 20' 15" East 37.91 feet to a point on the Northerly boundary line of State Highway 66; thence North 89° 43' 30" East 166.30 feet; thence North 00° 20' 15" East 196.70 feet to the point of beginning; thence North 05° 06' 40" East 34.24 feet; thence North 00° 15' 00" West 205.91 feet; thence North 89° 43' 30" East 228.48 feet; thence South 00° 06' 39" East 142.53 feet; thence North 89° 43' 30" East 184.10 feet to the Westerly boundary line of Gary Street; thence South 00° 09' 21" West 37.47 feet; thence South 89° 43' 30" West 324.56 feet; thence South 00° 20' 15" West 60.00 feet; thence South 89° 43' 30" West 90.00 feet to the true point of beginning.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments of the South Suburban Sanitary District and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at page 8062.
3. Terms and provisions of an appurtenant easement between Peace Memorial Presbyterian Church, et al., and Albertson's, Inc., a Nevada Corporation, recorded August 19, 1964 in Deed Volume 355 at page 427, Records of Klamath County, Oregon, which easements is not encumbering property legally described herein.
4. An appurtenant Easement for ingress and egress and Parking Agreement, including the terms and provisions thereof, between Albertson's, Inc., a Nevada Corporation, and Peace Memorial Presbyterian Church and the Presbytery of Southwest Oregon, dated July 28, 1964, recorded February 14, 1968 in Book M-68 at page 1140, Microfilm Records, which easement is not encumbering property legally described herein.
5. Declaration of Covenants and Incumbrances, including terms and provisions thereof, as disclosed by deed recorded December 15, 1969 in M-69 at page 10367, and amended December 3, 1971 in Book M-71 at page 12700, Microfilm Records, and further amended by Second Amendment to Declaration of covenants and Encumbrances dated July 28, 1983 and recorded October 28 1983 in M-83 at Page 18686 Microfilm Records.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 28 day of Oct. A.D. 19 83  
at 3:47 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 18695

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00