

WARRANTY DEED

THIS INDENTURE WITNESSETH, that GLAMRR PROPERTIES, a co-partnership composed of Gary L. Renne, Lester Rookstool and Martin D. Alter, hereinafter known as Grantor, for the consideration hereinafter recited has bargained and sold, and by these presents does grant, bargain, sell and convey unto SURROZ VOLKSWAGEN, INC., its successors and assigns, the following-described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00°02'42" West 594.75 feet and North 89°06'00" West 64.11 feet; thence South 89°33'43" East 297.15 feet; thence North 00°09'42" West 115.00 feet; thence North 89°33'43" West 297.15 feet to the Easterly right of way line of said Washburn Way; thence South 00°02'42" East 115.00 feet to the point of beginning, with bearings based on the recorded map of survey of Major Land Partition No. 79-37.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$140,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, its successors and assigns, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that Grantor will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed this 13th day of December, 1983.

GLAMRR PROPERTIES

By Lester Rookstool
By Martin D. Alter
authorized agents

STATE OF OREGON)
County of Klamath) SS

On this 21 day of December, 1983, before me, the undersigned officer, personally appeared Lester Rookstool and Martin D. Alter who acknowledged themselves to be authorized agents of Glamrr Properties, a partnership, and that they, as such partners and authorized agents, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as authorized agents.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

My Commission Expires: 6-18-86

Donald R. Crane
Notary Public for Oregon

RETURN TO
KANE & BALLEW
540 MAIN
KFO 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 27th day of DECA.D., 1983 at 3:12 o'clock P M, and duly recorded in Vol M83, of Deeds on page 22130.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 4.00

by Bernetha J. Peloch Deputy

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