

32008

K-36062

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## WARRANTY DEED

KLAMATH RACQUET CLUB, INC., Grantor, conveys and warrants to WESTERN SERVICE CO., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

A tract of land situated in Tract 49, Enterprise Tracts, a duly recorded subdivision, also being in the NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 4, Township 39 S., R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, said point being S. 47° 30' 05" W. 692.61 feet from the East  $\frac{1}{4}$  corner of said Section 4; thence N. 89° 55' 10" W. 26.85 feet; thence S. 00° 04' 50" W. 50.00 feet; thence along the arc of a curve to the left (central angle = 21° 06' 45" and radius = 170.00 feet) 62.64 feet; thence along the arc of a curve to the right (central angle = 21° 06' 45" and radius = 230.00 feet) 64.75 feet to a point on the West line of said Lot 1, Block 6; thence N. 00° 04' 50" E. 194.08 feet to the point of beginning, containing 3446 square feet, with bearings based on said Tract 1080, Washburn Park.

Subject to and excepting:

1. Real property taxes.
2. Personal property taxes under Account No. 83870-102 Key No. 18616.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Assessments and charges of the City of Klamath Falls for monthly water and or sewer service.

No cash consideration is being paid for this deed, the sole consideration being the assumption by the Grantee of certain accounts payable by Grantor as set forth in a separate agreement between the parties.

Until a change is requested, all tax statements are to be sent to the following address: *Western Service Co. P.O. Box 1720 Coos Bay, Oregon*

DATED this 16 day of July, 1983.

KLAMATH RACQUET CLUB, INC.

By Ronald J. Hamson

President

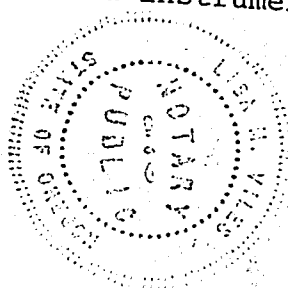
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By Dennis R. Lamson  
Secretary

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared Dennis R. Lamson and Ronald H. Lamson who, each being first duly sworn, did say that the former is the president and that the latter is the secretary of KLAMATH RACQUET CLUB, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on 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:



Lisa M. Tulea  
Notary Public for Oregon  
My Commission Expires: 6-19-83

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

on this 29th day of Dec. A.D. 19 83  
at 2:49 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
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**EVELYN BIEHN, County Clerk**  
By Lisa M. Tulea Deputy  
Fee 8.00

Return to  
Foss, Whitty & Roess  
P.O. Box 1120  
Coos Bay, Oregon 97420