

OA

38590

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR
BEVERLY A. LEWIS

conveys and warrants to GOLDEN PACIFIC INVESTMENT CORPORATION Grantor,
except as specifically set forth herein situated in Klamath Grantee, the following described real property free of encumbrances
County, Oregon, to-wit:

** FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ON REVERSE SIDE HEREOF **

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except easements, covenants, conditions and restrictions of record and a Deed of Trust dated July 14, 1977 and recorded July 15, 1977, granted by Eric C. Lewis and Beverly A. Lewis, husband and wife, to D. L. Hoots, Trustee, for the benefit of Security Savings & Loan Association.

The true consideration for this conveyance is \$ 27,997.92 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of July, 19 84

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.

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named Beverly A. Lewis who is the attorney
and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Before me: Susan C. Creel
Notary Public for Oregon—My commission expires: 6-21-88

WARRANTY DEED

Beverly A. Lewis

GRANTOR

Golden Pacific Investment Corporation
P.O. Box 1760, Roseburg, OR 97470

GRANTEE'S ADDRESS, ZIP

After recording return to:

Golden Pacific Investment Corporation
c/o Frontier Investment Co.
P. O. Box 1612
Eugene, Oregon 97401

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Phillip Megdal
1021 NE 6th
Grants Pass, OREGON 97526

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9 day of July, 19 84, at 9 o'clock AM, and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. , Record of Deeds of said county. Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

DESCRIPTION

PARCEL 1

A parcel of land situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron axle which lies South 89° 51' West a distance of 30 feet and South 1° 14' East a distance of 42.05 feet from the quarter corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, and which iron axle is in the Southerly right of way line of the Dalles-California Highway 40 feet South of the centerline thereof, and 30 feet West of the section line common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 14' West along the Southerly right of way line of said highway, running parallel to and 40 feet distance from the center line of said highway a distance of 150 feet to the point of beginning; thence continuing South 89° 14' West a distance of 100 feet; thence South 1° 14' East a distance of 150 feet; thence North 89° 14' East a distance of 100 feet; thence North 1° 14' West a distance of 150 feet to the point of beginning.

LESS portion thereof conveyed to State Highway Commission for road purposes by Deed Volume 190 at page 295, Records of Klamath County, Oregon.

PARCEL 2

A parcel of land lying in the Northeast quarter of Southeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point which is South 55.03 feet and South 89° 14' West 280 feet from the quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, said point also being 53 feet South of (when measured at right angles to) the relocated center line of the Klamath Falls-Malin Highway; thence continuing South 89° 14' West a distance of 25.0 feet; thence South 0° 30' 30" East 137 feet; North 89° 58' 30" East 25.0 feet; thence North 0° 30' 30" West 137 feet to the point of beginning.

SAVING AND EXCEPTING from said parcel the Westerly 7 longitudinal feet thereof.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 9th day of July A.D., 1984 at 3:52 o'clock P M. and duly recorded in Vol 494, of Deeds on page 11556.

EVELYN BIEHN, COUNTY CLERK
by: Bernetha A. Hetsch, Deputy

Fee: \$ 8.00