

43150

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 1484 Page 19219

KNOW ALL MEN BY THESE PRESENTS, That AGENCY INVESTORS, INC., a partnership consisting of WALLY WATKINS and JACK H. REYNOLDS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DRISCOLL, INC., an Oregon Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$60,000.00. ^①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ^②(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of October, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

AGENCY INVESTORS, INC. Partner
By: Wallace W. Watkins
By: Jack H. Reynolds Partner

STATE OF OREGON,)
County of Klamath) ss.

Be it Remembered, That on this 29 day of October, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack H. Reynolds, one of the partners of Agency Investors, Inc., and acknowledged to me that he executed the within instrument for and on behalf of said Partnership. In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year last above written.

Brenda P. Lusk
Notary Public for Oregon
My commission expires 4-18-87

STATE OF OREGON,)
County of Klamath) ss.

Be it Remembered, That on this 10 day of November, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Wally Watkins, aka Wallace W. Watkins, one of the partners of Agency Investors, Inc., and acknowledged to me that he executed the within instrument for and on behalf of said Partnership. In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year last above written.

Charles Funnels
Notary Public for Oregon
My commission expires 9/23/87

NAME, ADDRESS, ZIP

By..... Deputy

The following described real property situate in Klamath County, Oregon:

SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of Highway 62, EXCEPTING THEREFROM the following:

Lot 1 of Proposed Glacid Development, being a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at the South 1/16 corner of Section 16, Township 34 South, Range 7 East of the Willamette Meridian; thence S. 88°56'26" E., 515.76 feet to the East right of way line of State Highway 62; thence S. 11°39'58" E. along the right of way, 41.01 feet; thence S. 88°56'26" E., 130 feet to the true point of beginning; thence S. 88°56'26" E, 70.00 feet to the beginning of a 100.00 foot radius curve to the right; thence along the arc of a 100.00 foot radius curve to the right, 75.05 feet (Δ 43°00') to the end of said curve; thence S. 0°20'00" E, 275.35 feet; thence N. 82°10'00" W, 33.80 feet; thence N. 19°25'00" W, 318.25 feet to the point of beginning.

Lot 4 of proposed Glacid Development, being a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at the South 1/16 corner between Section 13, Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian and Section 18, Township 34 South, Range 7 East of the Willamette Meridian; thence South 88° 56' 26" East 1273.88 feet to the SW 1/16 corner monument of said Section 18; thence South 1° 01' 29" East, 162.82 feet to a 3/4 inch iron pipe, being the most Northeasterly corner of Lot 6 of said Glacid Development; thence North 87° 56' 26" West, 125.90 feet to a 3/4 inch iron pipe and the true point of beginning of this description; thence South 35° 25' 00" West, 250.62 feet to a point in the center line of Lake Glacid; thence North 82° 10' 00" West along center line of said Lake 55.89 feet to a point; thence North 18° 03' 34" East to a 3/4 inch iron pipe; thence South 87° 56' 26" East 135.00 feet to the true point of beginning. AND

Lot 5 of proposed Glacid Development, being a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at the South 1/16 corner between Section 13, Township 34 South, Range 7 $\frac{1}{2}$ E.W.M., and Section 18, Township 34 South, Range 7 E.W.M., thence South 88°56'26" East 1273.88 feet to the SW 1/16 corner monument of said Section 18; thence South 1°01'29" East, 162.82 feet to a 3/4" iron pipe, being the most Northeasterly corner of Lot 6 of said Glacid Development; thence North 87°56'26" West 55.90 feet to a 3/4" iron pipe, being the true point of beginning of this description; thence South 1°01'29" West 50.00 feet to a 3/4" iron pipe; thence South 30°45'00" West 240.11 feet to a point in the center line of Lake Glacid; thence North 59°40'00" West along said center line 108.12 feet to a point; thence North 35°25'00" East 250.62 feet to a 3/4" iron pipe; thence South 87°56'26" East 70.00 feet to the true point of beginning.

SUBJECT TO reservations, restrictions, rights of way of record and those apparent upon the land.

After Recording Return to:
Raymond J. Driscoll, Inc.
Box 54 B, Harriman Rt.
Klamath Falls, OR 97601

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 13th day of Nov. A.D. 19 84
at 3:17 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00 Index: \$1.00