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M9C 15419

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KNOW ALL MEN BY THESE PRESENTS, That O & H Properties, Inc., an Oregon corporation

and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto William Blair

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:

PARCEL 1
Lots 1, 2, 3, 4, 5 and 6 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that part of vacated Maple Alley adjoining Lot 6 in Block 25 of said Original Town of Klamath Falls (formerly Linkville), Oregon, and all that portion of Lot 1 of Block 26, said Original Town of Klamath Falls, (formerly Linkville) lying Easterly of Conger Avenue. EXCEPTING from the above described property that portion thereof conveyed by Edward A. Dunham, et ux, to the City of Klamath Falls, Oregon, by deed recorded on page 107 of Volume 123 of Deeds, Records of Klamath County, Oregon. (for continuation of this description see reverse side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the above granted 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 \$46,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on March 5, 1976

O & H PROPERTIES, INC.

(SEAL) By James H. Johnson President
By Oscar K. Johnson Secretary

STATE OF OREGON, County of Klamath, March 5, 1976

Personally appeared James H. Johnson and Oscar K. Johnson

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the Vice-President

of 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 in 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: Marlene T. Addington

(OFFICIAL SEAL) Marlene T. Addington
Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires: 3-21-77

NOTE—The sentence between the symbols O, if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING, RETURN TO

STATE OF OREGON

County of

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 or as

filing fee number, Rec-

ord of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

95 AUG 27 AM 9 05

Lot 7 in Block 25 of Original Town of Linkville (now Klamath Falls), and that portion of vacated Maple Alley adjacent to said Lot 7 on the West and that portion of Lot 4, Block 26, Original Town of Linkville (now Klamath Falls) lying between said portion of vacated Maple Alley and the Easterly line of Conger Street, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property all that portion thereof conveyed to the State of Oregon by Deed recorded on page 193 of Volume 283 of Deeds, Records of Klamath County, Oregon. ALSO all that portion of South one-half of vacated Pine Street adjoining the above described property.

PARCEL II

Lots 8 and 9 in Block 25 of the Original Town of Linkville (now Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING that part in Deed Book 283, page 193.

PARCEL III

That portion of Lot 2, Block 22 in the Town of Klamath Falls, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2, Block 22 in said Town of Klamath Falls; thence

Northerly along the Easterly line of Juniper Street to the Northwest corner of Lot 2; thence

Easterly along the North line of said Lot 2, 36 feet; thence

Southerly at right angles with Main Street 120 feet to said Main Street; thence

Westerly along the North line of Main Street 36 feet to the place of beginning, being a strip of land 36 feet wide and 120 feet deep off the Westerly side of said Lot 2.

Subject, however, to the following:

1. Provisions, including the terms and provisions thereof, in deed recorded in Volume 283, page 139, Deed Records of Klamath County, Oregon. (Affects Parcel I and Parcel II)
2. Limited access provisions contained in Deed to the State of Oregon by and through its State Highway Commission recorded May 16, 1956 in Volume 283, page 193, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
3. Reservations contained in Vacation of Pine Street recorded in Volume 286, page 15, Deed Records of Klamath County, Oregon.

Return: mtc

Taxes: no change

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of August the 27th day of August A.D., 19 85 at 9:05 o'clock A. M., and duly recorded in Vol. M85 of Deeds on Page 13610

FEE \$9.00
By Evelyn Biehm, County Clerk
Pam Smith