

MAC 1396-570

WARRANTY DEED

THIS INDENTURE WITNESSETH, that ^{GLAMRR}~~CLAMRR~~ ^{CLAMRR} 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 to the true point of beginning; thence North 00°09'42" West 115 feet; thence North 89°33'43" West 297.15 feet; to the Easterly right of way line of said Washburn Way; thence along said Easterly right of way line of Washburn Way North 00°02'42" West 25 feet; thence South 89°33'43" East 322.15 feet; thence South 00°09'42" East 140 feet; thence North 89°33'43" West 25 feet to the point of beginning, with bearings based on the recorded map of Survey of Major Land Partition 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 -0-, however it includes other valuable consideration.

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.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved used.

16341

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed this 8th day of October, 1985.

GLAMRR PROPEERTIES

By

Lester Rookstool
authorized agents

STATE OF OREGON)
County of Klamath) ss.

On this 8th day of October, 1985, before me, the undersigned officers, 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.

Hazel L. Carnie
Notary Public for Oregon

RETURN AND TAXES:
FRANK V. SURROZ, JR.
P.O. BOX 1385
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH, ss.
I hereby certify that the within instrument was received and filed for record on the 8th day of October, 1985 at 10 o'clock AM, and duly recorded in Vol 11/29/85, of 11/29/85 on page 1.
EVELYN BIEHN, COUNTY CLERK

Fee \$

By

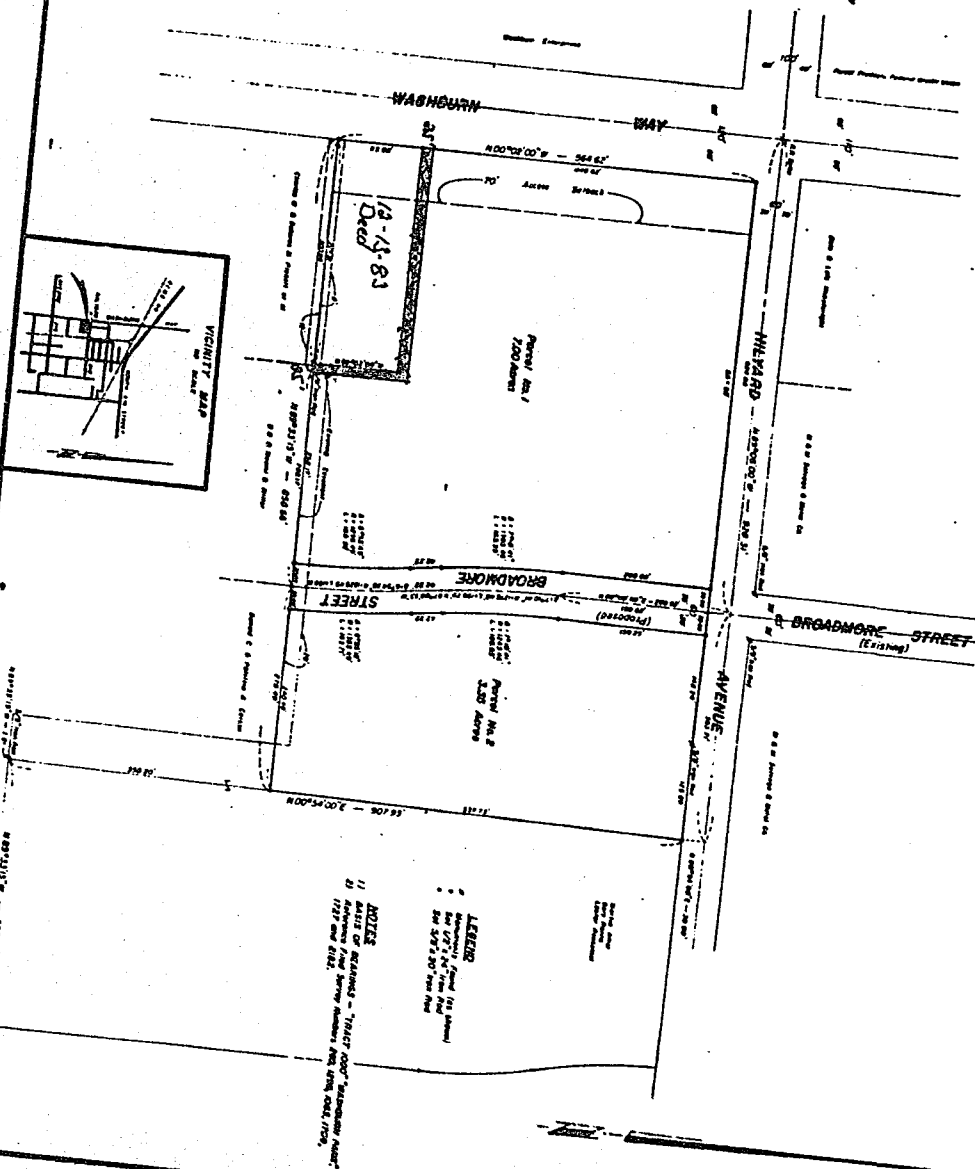
Deputy

[illegible]

FINAL PLAT
MAJOR LAND PARTITION NO. 79-57
SITUATED IN THE NW 1/4 OF THE NW 1/4, SECTION NO. 1, T 38 S., R 9 E., W 4 M.
CLALLAM COUNTY, OREGON
SCALE: 1" = 100'
DATE: OCTOBER, 1979

[illegible]

FINAL PLAT APPROVALS

[illegible]

Filed for record at request of _____
of _____ October _____ A.D., 19 85 at 4:34 o'clock P M., and duly recorded in Vol. M85 day
of _____ Deeds _____ on Page 16340

On Page _____
Evelyn Biehn
By _____

County Clerk