

54217

AFTER RECORDING, RETURN TO:

1st Pacific Financial  
1012 SW King  
Portland, Oregon 97205

Vol. M85 Page 16409

UNTIL FURTHER NOTICE, ALL FUTURE  
TAX STATEMENTS SHALL BE SENT TO:  
1st Pacific Financial  
1012 SW King  
Portland, Oregon 97205

Atc 28807  
STATUTORY WARRANTY DEED

NORCO, a limited partnership consisting of RONALD D. CONE and BETHEL M. CONE, and  
WALTER E. REMSTEDT, Grantor, conveys and warrants to 1ST PACIFIC FINANCIAL SERVICES,  
INC., Grantee, the following described real property free of encumbrances except as  
specifically set forth herein situated in Kalamath County, Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED

The said property is free from encumbrances except SUBJECT TO:  
See Exhibit "B" attached.

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.

The true consideration for this conveyance is \$2,225,475.00

Dated this 16 day of September, 1985

NORCO

BY

RONALD D. CONE

BY

BETHEL M. CONE

Walter E. Remstedt  
WALTER E. REMSTEDT

(Partnership)

STATE OF CALIFORNIA

COUNTY OF Santa Clara } SS.On September 16, 1985

before me, the undersigned, a Notary Public in and for said State,  
personally appeared

Ronald D. Cone and Bethel M. Cone,

~~XXXXXX~~ proved to me on the basis of satisfactory evidence)  
to be the partners of the partners of the partnership that  
executed the within instrument, and acknowledged to me that such  
partnership executed the same.

WITNESS my hand and official seal.

Signature

Olivia Sunie

Name (Typed or Printed)

STC 65

"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 USES."



(This area for official notarial seal)

(Individual)

STATE OF CALIFORNIA OREGONCOUNTY OF Multnomah } SS.On OCT 1, 1985

before me, the under-  
signed, a Notary Public in and for said State, personally appeared

Walter Remstedt

personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name subscribed to  
the within instrument and acknowledged that he  
executed the same.

WITNESS my hand and official seal.

Signature

Decky S. Wicksbaum  
2/12/87

Name (Typed or Printed)

STC 67

(This area for official notarial seal)

PARCEL 1DESCRIPTION  
EXHIBIT "A"

A portion of 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 pin on the South right of way line of South Sixth Street as presently located and constructed, which bears South 0° 22' 15" East a distance of 48.5 feet from the Northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence Easterly, along said right of way line a distance of 142.5 feet to a point; thence South at right angles to said right of way line a distance of 460.0 feet to a point; thence West, parallel to said line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence North along said West line a distance of 460.0 feet to the point of beginning.

PARCEL 2

A tract of land situated in the 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 the East one-fourth corner of said Section 3; thence South 89° 52' West 1,275.74 feet; thence South 00° 21' 47" East 54.10 feet to a one-half inch pipe on the Southerly right of way line of the Dalles-California Highway marking the Northeast corner of that parcel of land described in Deed Volume 251 at page 162, as recorded in the Klamath County Deed Records; thence continuing South 00° 21' 47" East along the East line of said parcel described in said Deed Volume 251 at page 162, 233.00 feet to the true point of beginning of this description; thence continuing South 00° 21' 47" East along said line 395.64 feet to the Northerly right of way line of the Oregon-California and Eastern Railway Company; thence North 67° 41' West along said right of way line 156.57 feet (162 feet by record); thence North 00° 55' 30" West along the West line of said parcel described in said Deed Volume 251 at page 162, 334.24 feet; thence North 89° 14' East 147.71 feet to the true point of beginning of this description with bearings based on the East line of the SE $\frac{1}{4}$  of said Section 3 as being South 01° 14' East.

PARCEL 3

A portion of the NW $\frac{1}{4}$ 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 a one-half inch iron pin on the South right of way line of South Sixth Street, as the same is presently located and constructed, said point being on the West line of tract of land deeded to Miller by Deed Volume 251 at page 162 and the East line of a tract of land deeded to Wheeler by deed Volume 142 at page 349, Klamath County Deed Records; thence South 0° 55' 30" East along the line between the two above described tracts a distance of 341.6 feet to a 5/8 inch iron pin marking the Southeast corner of a tract of land deeded to United States National Bank of Oregon by deed recorded in Volume M-72 at page 13690, Deed Records of Klamath County, Oregon, and the true point of beginning of this description; thence continuing South 0° 55' 30" East a

continued ...

Description continued ...

distance of 225.64 feet, more or less, to the Northeasterly right of way line of the O.C. & E. Railroad; thence North  $67^{\circ} 41'$  West along said right of way line a distance of 148.11 feet to the Southwest corner of said Wheeler tract; thence North  $0^{\circ} 55' 30''$  West along the West line of said Wheeler tract, a distance of 167.58 feet to the Southwest corner of said United States National Bank tract; thence North  $89^{\circ} 14'$  East along the South line of said tract, a distance of 136.09 feet to the point of beginning.

PARCEL 4

A tract of land situated 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, described as follows:

Beginning at a  $\frac{1}{4}$  inch iron pin which bears South  $89^{\circ} 52'$  West a distance of 745.73 feet and South  $0^{\circ} 20' 55''$  East a distance of 220.16 feet from the brass cap monument marking the East quarter corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, said beginning point also being on the South line of tract described as Parcel #1 in Deed from Klamath County School District to Klamath County, recorded in Volume 295 at page 135, Deed Records of Klamath County, Oregon; thence continuing from said beginning point South  $0^{\circ} 20' 55''$  East along a line parallel to and 4.0 feet distant Easterly, when measured at right angles to, from the existing Easterly wall of the Payless Drug Store Building as the same is presently located and constructed, a distance of 402.04 feet to a  $\frac{1}{4}$  inch iron pipe; thence South  $53^{\circ} 42' 15''$  West a distance of 304.44 feet, more or less, to a  $\frac{1}{4}$  inch iron pipe on the Northeasterly boundary of the O.C. & E Railroad right of way as the same is presently located and constructed, and from which point the aforesaid monument marking the East quarter corner of said Section 3 bears North  $50^{\circ} 50' 20''$  East a distance of 1273.34 feet; thence Northwesterly along said Northeasterly boundary of the O.C. & E Railroad right of way a distance of 299.5 feet, more or less, to the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence North along said West line a distance of 186.5 feet, more or less, to a point on said West line which bears South  $0^{\circ} 22' 15''$  East a distance of 460.0 feet from the Southerly boundary line of the relocated right of way of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ , a distance of 142.5 feet thence Easterly, parallel with said highway right of way line a distance of 387.7 feet to a point; thence North, parallel with the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ , a distance of 460.0 feet, more or less, to the Southerly boundary of said relocated highway right of way; thence Easterly along said relocated right of way line a distance of 174.66 feet, more or less, to a point which bears North  $0^{\circ} 20' 55''$  West from the point of beginning; thence South  $0^{\circ} 20' 55''$  East a distance of 174.66 feet, more or less, to the point of beginning.

PARCEL 5

A parcel of land lying 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, described as follows:

Beginning at a point which bears South  $01^{\circ} 14'$  East a distance of 55.03 feet and South  $89^{\circ} 14'$  West a distance of 580.0 feet from the quarter section corner common to Sections 2 and 3, said Township and Range, said point being on the South right of way line of South Sixth Street as presently located and constructed; thence continuing South  $89^{\circ} 14'$  West along said South right of way line a distance of 129.4 feet to the North-west corner of this description; thence South  $0^{\circ} 18'$  East a distance of 137.0 feet to an iron pin; thence North  $89^{\circ} 14'$  East a distance of 131.9 feet to the point of beginning, EXCEPTING a strip of land 8 feet wide running North and South on the West side of said parcel reserved for sidewalk purposes.

## EXHIBIT "B"

1. Regulations of Klamath Irrigation District.
2. Regulations as per Ordinance No. 29, recorded May 24, 1983, Book M-83, page 8062.
3. Reservations and conditions as set forth in deed recorded June 26, 1925 in Book 68, page 78, (Parcel 2)
4. Easement recorded November 28, 1925, in Book 68, page 593. (Affects TL 410)
5. Easement recorded September 26, 1930, Book 93, page 73. (Affects Parcel 2)
6. Easement recorded in Book 189, page 160. (Affects Parcel 2)
7. Easement recorded August 8, 1957, Book 293, page 435.
8. Easement recorded August 8, 1957, Book 293, page 442. (Parcel 2)
9. Easement recorded June 3, 1963, Book 345, page 557. (Affects portion of TL 10)
10. Lease, recorded 1-16-69, Book M-69, page 430. (Affects TL 1000)
11. Mortgage recorded January 7, 1969, Book M-69, page 175. (Affects part of TL 1000)
12. Easements and restrictions in deed recorded September 24, 1971, Book M-71, page 10169, Microfilm Records. (Parcel 2)
13. Mortgage, recorded October 25, 1979, Book M-79, page 25150. rerecorded 2-17-82, Book M-82, page 1986. (Affects TL 900)  
Assigned by instrument recorded December 30, 1983, Book M-83, page 22354, Fee Number 32101.
14. Mortgage recorded October 25, 1979, Book M-79, page 25155, rerecorded 2-17-82, Book M-82, page 1991. (Affects Parcels 2-4)  
Assigned by instrument recorded December 30, 1983, Book M-83, page 22352, Fee No. 32100.
15. Mortgage recorded October 25, 1979, Book M-79, page 25160, rerecorded February 17, 1982, Book M-82, page 1996. (Parcel I)  
Assigned by instrument recorded December 30, 1983, Book M-83, page 22350, Fee No. 32099.
16. Agreement recorded February 17, 1982, Book M-82, page 1983.
17. Agreement recorded March 20, 1984, Book M-84, page 4533, Fee No. 34670.
18. Agreement recorded March 20, 1984, Book M-84, page 4538, Fee No. 34671.
19. Unpaid taxes for 1981, through 1985.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 85 at 10:49 o'clock \_\_\_\_\_ A \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ M85  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 16409  
 By Evelyn Biehn \_\_\_\_\_  
 County Clerk \_\_\_\_\_

FEE \$17.00