

54225

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SURROZ VOLKSWAGEN, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank V. Surroz, Jr.

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 ATTACHED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY INC.

"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 use."

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 of record and apparent to the land as of the date of this instrument, except those

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 \$ to change vesting of the property. If space insufficient, continue description on reverse side.

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 9th day of October, 1985; 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.

(If executed by a corporation, affix corporate seal)

SURROZ VOLKSWAGEN, INC.

By: Frank V. Surroz, Jr.

STATE OF OREGON,

County of

ss.

, 19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

October 9, 1985

ss.

Personally appeared Frank V. Surroz, Jr. and

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 secretary of Surroz

Volkswagen, Inc., 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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1985,

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank V. Surroz, Jr.

P.O. Box 1385

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

EXHIBIT "A" DESCRIPTION

PARCEL 1

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; thence North 00°09'42" West 115.00 feet; thence North 89°33'43" West 297.15 feet to the Easterly right of way line of said Washburn Way; thence South 00°02'42" East 115.00 feet to the point of beginning, with bearings based on the recorded map of survey of Major Land Partition No. 79-37.

PARCEL 2

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D., 19 85 at 1:15 o'clock _____ P. M., and duly recorded in Vol. _____ the _____ 10th day
of _____ Deeds _____ on Page 16431 M85

FEE \$9.00

EVELYN BIEHN, County Clerk

By Bernetha J. Letcher