

55199

M7C 15384-P

Vol. M85

Page

18146

AFTER RECORDING, RETURN TO:

Terry L. Howard
 John W. Williams
 P.O. Box 879
 Estacada, Oregon 97023

UNTIL FURTHER NOTICE, ALL FUTURE
 TAX STATEMENTS SHALL BE SENT TO:
 Terry L. Howard
 John W. Williams
 P.O. Box 879
 Estacada, Oregon 97023

STATUTORY WARRANTY DEED

EASTPORT EQUITIES CORPORATION, Grantor, ^{not} conveys and warrants to
 TERRY L. HOWARD AND JOHN W. WILLIAMS, as tenants in common with
 the right of survivorship, Grantee, the following described real
 property free of encumbrances except as specifically set forth
 herein situated in Klamath County, Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED

The said property is free from encumbrances SUBJECT TO:
 Reservations and restrictions in plat dedication; Declaration of
 Restrictions of Campus View Subdivision, recorded 8-21-79, Vol.
 M79, page 19843, amended 9-19-79, Vol. M79, page 22295;
 Easements on plat; Restrictive Covenant recorded 4-27-81, Vol.
 M81, page 7566;

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.

The true consideration for this conveyance is \$165,000.00

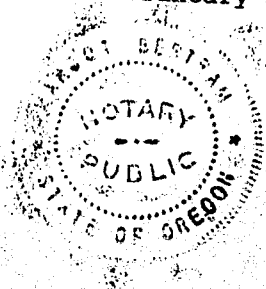
Dated this 4th day of November, 1985.

EASTPORT EQUITIES CORPORATION

BY: Kerry S. Gilbert *ms*
 Kerry S. Gilbert, President

STATE OF OREGON
 County of MULTNOMAH

Personally appeared Kerry S. Gilbert the President of Eastport
 Equities Corporation, 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.



Margaret Bertram
 Notary Public for
 Multnomah County, Oregon
 My commission expires: 7/7/87 3/30/87

EXHIBIT "A" DESCRIPTION

18147

PARCEL 1

Lots 3, 4, 5, 6 and a portion of Lot 2, Block 2, TRACT 1163-CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon, thence along the centerline of Clover Street North $54^{\circ}54'38''$ East 30.00 feet to the Northerly right of way line of Dahlia Street, thence continuing along the Northerly right of way line of Dahlia Street North $37^{\circ}10'59''$ West 50.49 feet to the true point of beginning. Thence continuing along the Northerly right of way line of Dahlia Street along a curve to the left having a radius of 427.57 feet, a central angle of $52^{\circ}02'34''$, an arc length of 388.37 feet, a long chord of 375.16 feet and a long chord bearing of North $63^{\circ}12'16''$ West, thence North $00^{\circ}46'26''$ East 359.39 feet, thence South $89^{\circ}13'34''$ East 272.76 feet, thence South $00^{\circ}46'26''$ West 57.00 feet, thence South $87^{\circ}22'21''$ East 198.16 feet to the Westerly right of way line of Clover Street, thence along the Westerly right of way line of Clover Street South $02^{\circ}37'39''$ West 263.86 feet, thence continuing along the Westerly right of way line of Clover Street along a curve to the right having a radius of 273.64 feet, a central angle of $47^{\circ}49'42''$, an arc length of 228.42 feet, a long chord of 221.85 feet and a long chord bearing of South $26^{\circ}32'30''$ West, thence along a curve to the right having a radius of 20.00 feet, a central angle of $92^{\circ}21'39''$, an arch length of 32.28 feet, a long chord of 28.86 feet and a long chord bearing of North $83^{\circ}21'49''$ West to the Northerly right of way line of Dahlia Street and the point of beginning.

PARCEL 2

Lot 1 and a portion of Lot 2, Block 2, TRACT 1163-CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon, thence along the centerline of Clover Street North $54^{\circ}54'38''$ East 30.00 feet, thence continuing along the centerline of Clover Street along a curve to the left having a radius of 303.64 feet, a central angle of $52^{\circ}16'59''$, an arc length of 277.07 feet, a long chord of 267.56 feet and a long chord bearing of North $28^{\circ}46'09''$

(continued)

PARCEL 2 (continued)

18148

East, thence continuing along the centerline of Clover Street North 02°37'39" East 263.86 feet, thence North 87°22'21" West 30.00 feet to the Westerly right of way line of Clover Street and the true point of beginning. Thence North 87°22'21" West 198.16 feet, thence North 00°46'26" East 57.00 feet, thence North 02°37'39" East 58.03 feet, thence South 87°22'21" East 200.00 feet to the Westerly right of way line of Clover Street, thence along the Westerly right of way line of Clover Street South 02°37'39" West 115.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 19 85 at 4:09 o'clock P M., and duly recorded in Vol. M85
of _____ Deeds on Page 18146 day _____

FEE \$13.00

Evelyn Biehn,
By _____

County Clerk

John Smith