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K-38195
STATUTORY WARRANTY DEEDVol. 186 Page 1962

ARIEL ASSOCIATES, a South Dakota Limited Partnership, Grantor, conveys and warrants to KEY BROADCASTING, INC., an Oregon Corporation, the real property described on Exhibit "A" attached hereto and incorporated herein by reference, free of encumbrances, except as specifically set forth herein.

The true and actual consideration for this conveyance is \$150,000.

Until a change is requested, all tax statements are to be sent to the following address: KEY BROADCASTING, INC., 110 North Sixth Street, Klamath Falls, OR 97601.
P.O. Box 1150

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.

DATED: January 31, 1986

ARIEL ASSOCIATES, a South Dakota Limited Partnership

By KAGO AM/FM, INC., a General Partner

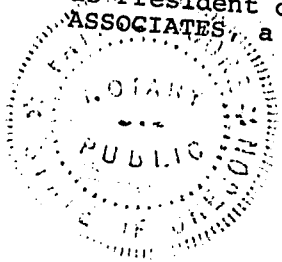
By MESIROW REAL ESTATE INVESTMENTS, INC., a General Partner

BY: [Signature]
President

BY: [Signature]
President

STATE OF OREGON
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 31st day of January, 19 86, by GARY KATZ as President of KAGO AM/FM, INC., a General Partner of ARIEL ASSOCIATES, a South Dakota Limited Partnership.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires 8/27/87

Return to
Boivin & Boivin
Boivin Building
Klamath Falls, OR 97601

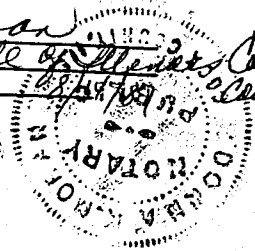
86 JAN 31 PM 4 29

1963

STATE OF Illinois } ss.
County of Cook

The foregoing instrument was acknowledged before me
this 28th day of January, 1980, by BERNARD F. LEVIN,
as President of MESTROW REAL ESTATE INVESTMENTS, INC., a General
Partner of ARIEL ASSOCIATES, a South Dakota Limited Partnership.

Dorinda K. Moran
NOTARY PUBLIC FOR State of Illinois Cook
My Commission Expires: 12/31/83 County



DESCRIPTION OF PROPERTY

1964

The following described real property situated in Klamath County, Oregon:

Beginning at the Southeast corner of Section 31, Twp. 38 S., R. 9 E., W.M.; thence South $89^{\circ}4'$ West 380 feet; thence North $49'$ West a distance of 147.5 feet more or less to the intersection of the extension of the Northerly line of Lot 3, Block 5 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Westerly along the course of the northerly line of said Lot 3, 146.6 feet more or less to the Northwest corner of said Lot 3, Block 5; thence Northerly 45 feet more or less to the Southwest corner of Lot 5 of said Block 5; thence Easterly along the Southerly line of Lot 5 of said Block 5, 146.6 feet; thence North 49° West to the Southerly line of Henrietta Street; thence Easterly along the Southerly line of Henrietta Street to the section line between Sections 31 and 32, Twp. 38 S., R. 9 E., W.M.; thence Southerly along said section line to the point of beginning, being vacated Blocks 1 and 4 and Lot 4 of Block 5 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and those portions of Armour Avenue, Seymour Avenue, and Pasadena Avenue accruing to said blocks and lot by reason of such vacation.

Beginning on the section line between Section 31, Twp. 38 S., R. 9 E., W.M. and Section 6 Twp. 39 S., R. 9 E., W.M. at a point $89^{\circ}41'$ West 586.6 feet from the Southeast Corner of said Section 31; thence Northerly along the Westerly line of Inez Avenue WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, to the Southwest corner of the intersection of said Inez Avenue and Henrietta Street; thence Westerly along the Southerly line of Inez Avenue 135 feet; thence Southerly and parallel with the Easterly line of Inez Avenue 280 feet; to the Northwesterly corner of Lot 3, Block 10 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the course of the Northerly line of said Lot 3, 140 feet to a point; thence Southerly and parallel with the Easterly side of said Lot 3, 45 feet to a point; thence Westerly and along the course of the Southerly line of Lot 3 of said Block 10, 200 feet to a point on the Westerly line of Roy Avenue, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Westerly line of said Roy Avenue to the intersection of the South line of Henrietta Street; thence Westerly along the southerly line of Henrietta Street 290 feet to a point; thence Southerly and parallel with the Easterly line of Lots 5 and 6, Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, 90 feet to a point; thence Westerly and along the course of the Southerly line of said Lot 5, Block 20 to the Southwest corner thereof; thence Southerly to the Northwest corner of Lot 2, Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the course of the Northerly line of said Lot 2, 129.5 feet to a point; thence Southerly and parallel to the Easterly line of Lots 1, and 2, Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, to the Section line between Section 31, Twp. 38 S., R. 9 E., W.M. and Section 6, Twp. 39 S., R. 9 E., W.M.; thence Easterly along said Section line to the point of beginning, being vacated Block 9, 14, and 15, and Lots 1, 2, 4, 5, and 6, Block 10, and Lots 3 and 4 Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and the portions of Estella Avenue, Roy Avenue, Carroll Avenue, and Robbins Avenue accruing thereto by reason of such vacation.

1965

Beginning at the Northwest corner of the intersection of Henrietta Street and Armour Avenue in WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, thence Westerly along the Northerly line of Henrietta Street 1281.9 feet more or less to the Southwest corner of the vacated Lot 1, Block 19, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly 873.9 feet to the Southerly line of Bridge Street, WESTLAKE PART ADDITION to the City of Klamath Falls, Oregon; thence North 89° East 115 feet; thence Southerly and along the Westerly line of Robbins Avenue 182.9 feet to a point; thence Easterly and along the course of the Southerly line of Lot 8, Block 17 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, 160 feet more or less to the Southeast corner of said Lot 8; thence Southerly along the Westerly line of Lot 1, said Block 17 to the Southerly corner thereof; thence North 89° East to a point on the Easterly line of Roy Avenue WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Easterly line of said Roy Avenue to its intersection with the Northerly line of Bridge Street WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence North 89° East 340 feet to a point; thence South 0°49' East 465 feet; thence North 89° East 466.6 feet to a point on the Westerly line of Armour Avenue; thence Southerly along the Westerly line of Armour Avenue 465 feet more or less to the point of beginning, begin vacated Block 2, 3, 6, 8, 11, 13, 16, 19, 18, 12 and 7, and Lots 9 and 12, Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and the portions of Seymour Avenue, Pasadena Avenue, Inez Avenue, Estella Avenue, Roy Avenue, Carroll Avenue, Robbins Avenue, and Chittenden Street, Westlake Boulevard, and Bridge Street accruing thereto by reason of said vacation.

Beginning at the Southeasterly corner of Lot 2, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of Armour Avenue of said CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 45 feet to a point; thence South 89° West 466.6 feet to a point; thence North 0°49' West 465 feet to a point; thence North 89° East 526.6 feet more or less to the Easterly Section line of Section 31, Twp. 39 S., R. 9 E., W.M. thence South 49' East 330 feet; thence Westerly and along the course of the Northerly line of Lot 3, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, to the Northwest corner of said Lot 3; thence Southerly and along the Westerly line of Lots 2 and 3 of said Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 90 feet more or less to the Southwesterly corner of Lot 2 of said Block 1; thence Easterly along the Southerly line of said Lot 2, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 115 feet more or less to the point of beginning, being vacated Blocks 2 and 3, and Lot 1, 4, 5, 6, 7, 8, and 9 of Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, and those portions of Armour Avenue, Seymour Avenue, Pasadena Avenue, and Bridge Street accruing thereto by reason of said vacation, and Lots 3 and 4 Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon.

Lots 2 and 3, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 31st _____ day
of _____ January _____ A.D., 19 _____ 86 at _____ 4:28 _____ o'clock _____ P. M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page _____ 1962

FEE\$21.00

Evelyn Blehn County Clerk
By Bernetha D. Deloch