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WARRANTY DEED

Vol. 1486 Page 3373

The ECONOMIC DEVELOPMENT COMMISSION OF THE STATE OF OREGON, acting as the designee of the State Treasurer and for itself and on behalf of the Economic Development Department of the State of Oregon, as Grantor, conveys to MAYWOOD INDUSTRIES OF OREGON, INC., a Texas corporation, as Grantee, the following described real property free from encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A 20-acre tract of land situated in the E1/2, Section 4, Township 39 S., R. 9 E.W.M., including a portion of Lot 2, Block 2, Tract 1080, WASHBURN PARK, more particularly described as follows: Beginning at a point on the westerly line of an existing 10-foot South Suburban Sanitary District sewer easement, from which the SW corner of Lot 2, Block 2, said Tract 1080, bears N. 08°08'39" E. a distance of 270.55 feet and the E. quarter corner of said Section 4 bears N. 77°03'46" E. a distance of 562.46 feet; thence N. 00°06'43" W. along the said W. easement line 973.79 feet to a point which is 230.00 feet from, measured at right angles to, the southerly right of way line 973.79 feet; thence S. 00°06'43" N. 66°51'15" W. parallel to and 230.00 feet from the said southerly right of way line 973.79 feet; thence S. 66°51'15" E. parallel to said sewer easement 973.79 feet; thence S. way line 973.79 feet to the point of beginning, with bearings based on said Tract 1080, Washburn Park.

TOGETHER WITH a non-exclusive right of way for ingress to and exit from the above-described real property along and upon a 60-foot wide strip of land, more particularly described as follows: Beginning at the SW corner of Block 2, Tract 1080, Washburn Park; thence along the arc of a curve to the right (radius point bears N. 00°04'50" W. 27.14 feet, central angle = 84°48'27") 42.54 feet to the easterly right of way line of a sewer easement; thence N. 00°06'43" W. 10.00 feet to a 5/8 inch iron pin; thence S. 89°53'17" W. 54.42 feet; thence S. 00°06'43" E. 363.71 feet; thence S. 89°55'10" E. 86.85 feet to the NW corner of Block 6, said Tract 1080; thence N. 00°04'50" E. 60.00 feet to the point of beginning, with bearings based on said Tract 1080.

The property is free from encumbrances except:

1. Provisions in the dedication of Enterprise Tracts providing that Dedicators reserve the perpetual right to construct utility lines in roads and streets shown on the plat, including any vacated streets therein.

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2. Easements granted to California Oregon Power company permitting control of water level of Klamath River and Lake Ewauna, including the terms and provisions thereof, as set forth in Deed Books 96 at page 432 and 104 at page 350.

3. Reservations and conditions, including the terms and provisions thereof, as set forth in deed from Enterprise Land and Investment to S. O. Johnson, recorded in Deed Book 59 at page 387. These provisions were modified by releases recorded in Deed Books 99 at page 18 and 97 at page 604.

4. Sixty foot and one hundred foot access road easements, including the terms and provisions thereof, granted to South Suburban Sanitary District by Deed recorded November 5, 1958, in Deed Book 306 at page 84.

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : June 17, 1952 Book: 255 Page: 251

6. An easement created by instrument, including the terms and provisions thereof,
Dated : January 30, 1976 Book: M-76 Page: 2367
Recorded : February 20, 1976
In favor of : Pacific Power and Light Company
For : Electric transmission and distribution

The Grantor covenants with the Grantee that the real property is free and clear from any other encumbrances created and suffered by the Grantor, and the Grantor will warrant and defend the real property against lawful claims and demands by people claiming by, through and under the Grantor.

The true consideration for this conveyance is One Hundred Dollars (\$100.00), which is the whole consideration.

This conveyance is a reconveyance of title to land and improvements conveyed to the Grantor herein by the Grantee herein on the 16th day of April, 1976. This reconveyance is pursuant to the terms and provisions of a Lease Agreement between the Grantor herein, as Lessor, and the Grantee herein, as Lessee, dated as of April 1, 1976.

DATED this 20th day of April, 1976.

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ECONOMIC DEVELOPMENT COMMISSION

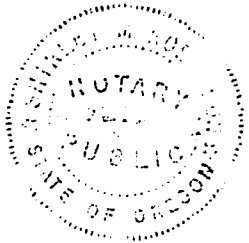
By [Signature]
Vice-Chairman

By [Signature]
Secretary

STATE OF OREGON

County of Multnomah) ss.

Le Roy Storer and Peter J. Davis April 21, 1976
appeared before me, a Notary Public, in and for the State of Oregon,
known to me to be the Vice-Chairman and Secretary of the Economic
Development Commission, being duly authorized persons executing the
same on behalf of the Economic Development Commission that executed
the foregoing instrument, and upon oath did depose that they are the
officers of the Economic Development Commission as above designated;
that the signatures to the instrument were made by officers of the
Economic Development Commission as indicated after the signatures;
and that the Economic Development Commission executed the instrument
freely and voluntarily and for the uses and purpose therein mentioned.



Shirley M. Robinson
Notary Public for Oregon
My Commission expires: June 6, 1980

Ret:
First Interstate Bank of Oregon, N.A.
Corporate Trust Department
P. O. Box 2971
Portland, Oregon 97208
Attn: Alice Garrett

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D., 19 86 at 10:08 o'clock A M., and duly recorded in Vol. 28th day
of Deeds on Page 3373 M86

FEE \$13.00

Evelyn Biehn, County Clerk
By [Signature]