

59912

SPECIAL WARRANTY DEED—STATUTORY FORM  
CORPORATE GRANTOR

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Pape' Bros., Inc.

and existing under the laws of the State of Oregon, a corporation duly organized  
H. Dean Pape' in Trust for the Pape' Bros., Inc., Grantor, conveys and specially warrants to  
Grantee, the following described real property free of encumbrances created or suffered by the grantor except as  
specifically set forth herein, situated in Klamath County, Oregon, to-wit:

A parcel of Land situated in Government Lots 1 and 7 of Section 33, Township  
38 South, Range 9 East of the Willamette Meridian, in the City of Klamath  
Falls, Oregon, more particularly described as follows:

Description continued on reverse side.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except

reserving unto Grantor an easement for ingress and egress and for  
drainage of natural & waste water over the southerly 1/3 of said parcel.

The true consideration for this conveyance is \$..... (Here comply with the requirements of ORS 93.030)  
An In Kind contribution to the Pape' Bros., Inc., Profit Sharing Retirement Plan  
for the 1985 Plan Year (this is essentially a non arms length gift from Pape'  
Bros., Inc.

Done by order of the grantor's board of directors with its corporate seal affixed on March 21, 1986

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.  
(CORPORATE SEAL)

By [Signature] Pape' Bros., Inc. President  
By [Signature] Secretary

STATE OF OREGON, County of Lane ) ss:  
Personally appeared Randall C. Pape' March 21, 1986  
who, each being first duly sworn, did say that the former is the

secretary of Pape' Bros., 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.

(OFFICIAL SEAL)

Before me: [Signature]  
Notary Public for Oregon; My commission expires: 11-9-87

SPECIAL WARRANTY DEED

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

H. Dean Pape'  
P. O. Box 407  
Eugene, OR 97440

NAME, ADDRESS, ZIP

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

Dallas Merchant, c/o Pape' Bros.,  
Inc., Profit Sharing Retirement Plan  
P. O. Box 407  
Eugene, OR 97440

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of } ss.

I certify that the within instrument  
was received for record on the ..... day  
of ..... 19....., at  
..... o'clock ..... M., and recorded  
in book/reel/volume No. .... on  
page ..... or as fee/file/instru-  
ment/microfilm/reception No. ....  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME TITLE  
By ..... Deputy

5667

Commencing at a point of intersection of the southerly line of Sixth Street of said city with the west line of said Section 33; thence South  $55^{\circ} 27'$  East, along the southerly line, 407.10 feet to the most northerly corner of the land described in deed dated December 15, 1928, from J.A. Gordon et ux, to Central Pacific Railway Company, recorded January 9, 1929, in Volume 85 of Deeds page 121, records of said County; thence South  $10^{\circ} 46' 30''$  West, along the westerly line of the land described in said deed, 10.93 feet to the actual point of beginning of the parcel of land to be described; thence continuing South  $10^{\circ} 46' 30''$  West along said westerly line, 589.64 feet to the most southerly corner of the land described in said deed; said corner being in the westerly line of the land described as Parcel 2 in deed dated August 21, 1928, from J.A. Gordon, et ux, to Central Pacific Railway Company, recorded September 4, 1928 in Volume 82 of Deeds, page 221, Records of said County; thence northeasterly, along last said westerly line, on a curve to the right having a radius of 706.05 feet, through a central angle of  $16^{\circ} 37'$  (tangent to said curve at last mentioned point bears north  $17^{\circ} 56'$  East and chord of said curve bears North  $26^{\circ} 14' 30''$  East, 204.05 feet) an arc distance of 204.77 feet to a point; thence north  $34^{\circ} 33'$  east, continuing along last said westerly line and tangent to last described curve, 211.60 feet; thence continuing along last said westerly line on a curve to the left having a radius of 467.68 feet; through a central angle of  $13^{\circ} 06' 50''$  (tangent to last said curve at last mentioned point is last described course and chord of said curve bears north  $27^{\circ} 59' 33''$  east 106.81 feet) an arc distance of 107.04 feet to a point in the southerly line of the 0.088 of an arce parcel of land described as Parcel 4 in deed dated April 17, 1956 from Central Pacific Railway Company and Southern Pacific Company to the State of Oregon; thence North  $49^{\circ} 37' 43''$  west, along said southerly line and leaving last said westerly line, 197.04 feet to the actual point of beginning. Said parcel containing 1.62 acres more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 7th day  
 of \_\_\_\_\_ April \_\_\_\_\_ A.D. 19 86 at 12:34 o'clock P M. and duly recorded in Vol. M86  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 5666

Evelyn Biehn,  
 By \_\_\_\_\_

County Clerk

FEE \$14.00