

63689

Vol. 106 Page 12398

KNOW ALL MEN BY THESE PRESENTS, That FEDERAL LAND BANK ASSOCIATION
OF KLAMATH FALLS, OREGON
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
COLLINS-CAUBLE INVESTMENT, A Partnership
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

See Attached Exhibit "B"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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
Those set out in Exhibit "A" attached hereto

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 \$ 43,750.00
the whole of the above described premises, together with the tenements, hereditaments and appurtenances thereunto belonging or ap-
part of the above described premises, together with the tenements, hereditaments and appurtenances thereunto belonging or ap-

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 14 day of July, 19 86;
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

FEDERAL LAND BANK ASSOCIATION OF
KLAMATH FALLS, OREGONBY: Greg Williams, Mgr

STATE OF OREGON,)
County of _____) ss.
_____, 19 _____

STATE OF OREGON, County of Klamath) ss.
July 15, 19 86

Personally appeared Greg Williams)
_____, who, being duly sworn,

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: _____

_____, Manager
_____, Secretary of FEDERAL LAND
BANK ASSOCIATION OF KLAMATH FALLS, OREGON,
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 be-
half 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:
Naig B. Haidin
Notary Public for Oregon
My commission expires: 2-14-89

(OFFICIAL
SEAL)(If executed by a corporation,
affix corporate seal)

FEDERAL LAND BANK OF KLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

Collins-Cauble Investment

GRANTEE'S NAME AND ADDRESS

After recording return to:

Collins-Cauble Investment

404 So. Main St.

Yreka, CA 96097

NAME, ADDRESS, ZIP

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

Collins-Cauble Investment

404 So. Main St.

Yreka, CA 96097

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19 _____,

at _____ o'clock _____ M., and recorded
in book/leaf/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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

12399

The South 125 feet of the following described Property:

A tract of land situated in Lots 1 and 2, Block 2, Tract 1080-WASHBURN PARK, a duly recorded subdivision, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner common to said Lots 1 and 2 on the Westerly right of way line of Washburn Way; thence along said right of way North 00° 03' 30" East 70.00 feet; thence North 89° 56' 30" West 250.00 feet; thence South 00° 03' 30" West 250.00 feet; thence South 89° 56' 30" East 249.99 feet to the Westerly right of way line of Washburn Way; thence along said right of way line North 00° 04' 50" East 38.64 feet and North 00° 03' 30" East 141.36 feet to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Washburn Park.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
4. An easement, including the terms and provisons thereof,
Dated : November 10, 1970
Recorded : November 30, 1970
Book : M-70
Page : 10618
In favor of : California Pacific Utilities Company
(Affects 30 feet West of East boundary line)
5. Easements and releases of damages, including the terms and provisions thereof, granted to the California Oregon Power Company, relative to raising and/or lowering the water of Lake Ewauna and Klamath River surface elevations of 4085.0 and 4085.50 as shown by the records of Klamath County, Oregon.
6. Reservations and restrictions contained in Deed from Washburn Enterprises, Inc., to Stig Larsson and Lis A. Larsson, dated October 17, 1977 and recorded January 27, 1983 in M-83 at page 1459, and as contained in Deed from Washburn Enterprises, Inc. to Harry R. Waggoner and Robert A. Stewart, dated June 28, 1983, recorded June 29, 1983 in Book M-83 at page 10166, Records of Klamath County, Oregon.

12399^A

EXHIBIT "B"

TOGETHER WITH: An easement and right-of-way for a sanitary sewer line, 16 feet in width, the centerline of which is described as follows:

Beginning at the Southwest corner of the above described tract of land; thence N 00° 03' 30" E 8 feet; thence N 89° 56' 30" W 240.00 feet, more or less, to the Easterly boundary of an existing South Suburban Sanitary District easement.

SUBJECT TO: An easement for a sanitary sewer line, 16 feet in width, the centerline of which is described as follows: Beginning at the Southwest corner of the above described tract of land; thence S 89° 56' 30" E 8 feet; thence N 00° 03' 30" E 125 feet, more or less, to the South line of said Northerly 125 feet.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of July A.D., 19 86 at 3:44 o'clock P M., and duly recorded in Vol. M86,
of _____ Deeds on Page 12398.

FEE \$10.00

Evelyn Biehn, County Clerk
By *[Signature]*