

64846

WARRANTY DEED

Vol. m56 Page 14520

KNOW ALL MEN BY THESE PRESENTS, That REDDING FOUNDATION, a corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CALIFORNIA-OREGON BROADCASTING, INC., an Oregon Corporation, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(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

SEE ATTACHED EXHIBIT "A"

and that 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 \$ 184,185.55

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 15th day of August, 1986; 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 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.

REDDING FOUNDATION

BY: Brent Owen PRESIDENT

STATE OF OREGON, } ss.
County of _____, 19____.

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath } ss.
August 15, 1986

Personally appeared Brent Owen and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of REDDING FOUNDATION

_____ 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.

Before me:

Dusan C. Caret
Notary Public for Oregon

My commission expires: 6-21-88

(If executed by a corporation, affix corporate seal)

Redding Foundation

GRANTOR'S NAME AND ADDRESS

California-Oregon Broadcasting, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

California-Oregon Broadcasting, Inc.

125 So. Fair Box 5M
Medford, Oregon 97501

NAME, ADDRESS, ZIP

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

California-Oregon Broadcasting, Inc.

125 So. Fair Box 5M
Medford, Oregon 97501

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

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/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

Lots 1 and 2, Block 77, and a strip of land 0.25 feet in width, lying adjacent to and Northwesterly of the Northwesterly line of Lots 1 and 2, Block 77, and a strip of land 0.25 feet in width lying adjacent to and Southeasterly of the Southeasterly line of Lots 1 and 2, Block 77, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Lot 3 and the Easterly 6 inches of Lot 4, Block 77, and a strip of land 0.25 feet in width, lying adjacent to and Northwesterly of the Northwesterly line of Lot 3 and the Easterly 6 inches of Lot 4, Block 77, and a strip of land 0.25 feet in width lying adjacent to and Southeasterly of the Southeasterly line of Lot 3 and the Easterly 6 inches of Lot 4, Block 77, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Lots 9 and 10, Block 77, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

TOGETHER WITH an easement for ingress and egress over and across the Easterly 5 feet of Lot 8, Block 77, KLAMATH ADDITION OF THE CITY OF KLAMATH FALLS, State of Oregon, together with a portion of Lot 8 lying within an arc having a radius of 31.0 feet with the radius point being the Northeasterly corner of Lot 8. Said arc to extend from the alley way along the Northerly line of Lot 8 to the Easterly line of Lot 8. Together with a portion of Lot 8 lying within an arc having a radius of 31.0 feet with the radius point being the Southeasterly corner of Lot 8. Said arc to extend from Walnut Avenue on the Southerly line of Lot 8 to the Easterly line of Lot 8, Block 77, KLAMATH ADDITION TO THE CITY OF KALMATH FALLS, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of August A.D., 19 86 at 1:50 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 14520

FEE \$14.00

Evelyn Biehn, County Clerk
By 