## 69687

AFTER RECORDING RETURN TO:

Douglas W. McQuaid, Esq. Aiken, St. Louis & Siljeg 1215 Norton Building Seattle, WA 98104

## K-39209 STATUTORY WARRANTY DEED

THE GRANTOR, Fairbanks Motel Associates, A Washington Limited Partnership, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to TOHA Investment Co., a California limited partnership, the real property described on Exhibit A attached hereto and incorporated herein by this reference situated in the County of Klamath, State of Oregon, subject to liens, encumbrances and exceptions of record.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Buyer should check with the appropriate city or county planning department to verify approved uses.

Dated this 22nd day of December, 1986.

FAIRBANKS MOTEL ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP

Voi. <u>M86 Page</u> 23774

By: Serald L. Whitcomb, General Partner

By: Super 8 Motels Northwest, Inc., General Partner

By Gerald L. Whitcomb, its Chairman

STATE OF WASHINGTON )

COUNTY OF KING ) ss. )

On this 22nd day of December, 1986, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gerald L. Whitcomb, to me known to be the general partner of Fairbanks Motel Associates, A Washington Limited Partnership, the partnership which executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned and further

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121886/6860K acknowledged that he was authorized to execute said instrument on behalf 23775 WITNESS my hand and official seal the day and year in this certificate above written. above written. NOTARY PUBLIC in and for the State t,\*! of Washington, residing at Sance My commission expires: COUNTY OF KING ) ss. ) On this 22nd day of December, 1986, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally Tor the State of Washington, duty commitssioned and Sworn, Personarly appeared Gerald L. Whitcomb, to me known to be the chairman of Super 8 works works the consel partner of Fairbanks appeared Geraid L. WHILCOMD, to me known to be the Challman of Super o Motels Northwest, Inc., to me known to be the general partner of Fairbanks Motel Accordance A Washington Limited Dartnership the Partnership which Motels worthwest, inc., to me known to be the general Partner of Fallbanks Motel Associates, A Washington Limited Partnership, the partnership which and acknowledged the within and foregoing instrument and acknowledged the said executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned and further acknowledged that tor the uses and Purposes therein mentioned and further acknowledged that he was authorized to execute said instrument on behalf of said corporation on behalf of said partnership WITNESS my hand and official seal the day and year in this certificate above written. the year NOTARY PUBLIC in and for the State A State Manner of Washington, residing at from My commission expires: 191987

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K-39209

EXHIBIT A

PARCEL 1:

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

Beginning at an iron pin on the North line of Byrd Avenue of Chelsea Addition, Beginning at an iron pin on the North line of Byrd Avenue of Unelsea Addition, a subdivision of Klamath County, State of Oregon, which iron pin is at a point court nonci the Fort mattion line of Section 10 Totmshin 28 Court a subdivision of Klamath County, Stare of Oregon, Which iron Pin 18 at a point South 0°06' West along the East section line of Section 19, Township 38 South, South U'Ub' West along the East Section line of Section 19, Township Jo Sout Range 9 East of the Willamette Meridian, & distance of 688.5 feet and North costor wast along the North line of Burd Avenue a distance of 444.4 feet from Range 9 East of the Willamette Meridian, a distance of 688.5 feet and North 89°49; West along the North line of Byrd Avenue a distance of 444.4 feet from the from arth (with Ball Back) which marks the Northeast former of said Section By-4y West along the North line of Byrd Avenue a distance of 444.4 feet from the iron axle (with Ball Race) which marks the Northeast corner of said Section the iron axie (with Ball Race) which marks the Northeast corner of Said Sec 19; thence running North 89°49; West along the North line of Byrd Avenue a 19; thence running North 89-69. West along the North line or Byrd Avenue a distance of 77.2 feet to an iron pin which lies on the Northeasterly right of distance or //.4 reet to an iron pin which lies on the wortheaster way line of State Highway No. 97, 95 feet at right angles from the North Sector User Time the North way line of State Highway No. 9/, 95 feet at right angles from the Northeasterly leg of Same; thence North 38°52' West along the Northeasterly Northeasterly leg of same; thence North 38°52' West along the Northeasterly right of way line of State Highway No. 97 (NOTE: The State Highway bearing of the line where approximately distance of 130.55 fear to a point: right of way line of State Highway NO. 9/ (NUTE: The State Highway Dearithis line shows North 39°07'; West) a distance of 130.55 feet to a point; this line shows North 39 073' West) a distance of 130.55 feet to a Point; thence North 51.08' East at right angles a distance of 192.77 feet to an iron thence North 51°08' East at right angles a distance of 192.// reet to an pin; thence South 38°52' East 15 feet to an iron pin; thence South 0°06' Pin; thence South 38 52' East 15 feet to an iron Pin; thence South U-Uo' West Parallel to the section line a distance of 211.1 feet, more or less, to west paratter to the section time a distance of 211. the point of beginning, in the NEINEI of Section 19.

PARCEL 2:

A parcel of land lying in the NET of NET of Section 19, Township 38 South,

A parcel of land lying in the NET of NET of Section Ly, Township 38 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows. Besieving at a mint in the North line of Bund or of Chaleen Range y Last or the Willamette Meridian, and being more particularly desci-as follows: Beginning at a point in the North line of Byrd St. of Chelsea as rollows: Beginning at a point in the North line of Byrd St. of Unelsea Addition to the City of Klamath Falls; said point being 688.5 feet South and 73/ 3 feat that from the Marshould Contine 10. there would be Addition to the City of Klamath Falls; said point being 055.) feet South an 234.3 feet West from the Northeast corner of said Section 19; thence North 90.00 Mont along the North line of and a good of additional of 200 71 foot 234.3 feet West from the Northeast corner of said Section 19; thence worth 89°49' West along the North line of said Byrd St. a distance of 208.71 feet; honor Worth Office Additional of 208.71 feet; 89-49. West along the North Line of said Byrd St. & distance of 208.71 feet; thence North 0°11' East & distance of 208.71 feet; thence South 89°49' East & distance of 208.71 feet; thence South 89°49' East & thence North U'll' East a distance of 208./1 feet; thence South 89-49' East a distance of 208.71 feet; thence South 0°ll' West a distnace of 208.71 feet to the point of beginning.

23776

STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of of December SS. A.D., 19 86 at . of 8:40 FEE \$18.00 o'clock <u>A</u> M., and duly recorded in Vol. Deeds 24th Evelyn Biehn, . day 23774 M86 **Gounty** Clerk