

69892

MTG-17264 P

Vol 1180 Page 24175

KNOW ALL MEN BY THESE PRESENTS, That

SURROZ VOLKSWAGEN, INC., an Oregon corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto hereinafter called grantor, FRANK V. SURROZ, JR. hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

22 OCT 1986

(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.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 31st day of DECEMBER, 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.
By: Frank V. Surroz, President
SURROZ VOLKSWAGEN, INC.
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.
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,
County of } ss.
The foregoing instrument was acknowledged before me this , 19 , by
Notary Public for Oregon
(SEAL) My commission expires:

STATE OF OREGON, County of Klamath } ss.
The foregoing instrument was acknowledged before me this 12/31, 1986, by Frank V. Surroz Jr. president, and by secretary of Surroz Volkswagen, Inc. an Oregon corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: 8/16/88
(If executed by a corporation, affix corporate seal)

Surroz Volkswagen, Inc.
GRANTOR'S NAME AND ADDRESS
Frank V. Surroz Jr.
P. O. Box 1149
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
GRANTEE
NAME, ADDRESS, ZIP

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/instrument/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

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being Parcel 2 as shown on the recorded Major Land Partition No. 79-37, said tract being more particularly described as follows:

24176

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hilyard Avenue and the Easterly right of way line of the Southerly extension of Broadmore Street, said iron pin being S89°06'00"E 64.11 feet, S00°02'42"E 30.00 feet and S89°06'00"E 594.46 feet from the Northwest Corner of said Section 10; thence S89°06'00"E, along the Southerly right of way line of said Hilyard Avenue, 273.22 feet to a 5/8 inch iron pin with cap; thence S00°54'00"W 557.76 feet to a 5/8 inch iron pin; thence N89°33'43"W 240.37 feet to a 5/8 inch iron pin with cap on the Easterly right of way line of said Southerly extension of Broadmore Street; thence, Northerly along said Broadmore Street extension, N00°09'48"E 20.14 feet, along the arc of a curve to the left (central angle=16°49'31" and radius=330.00 feet) 96.91 feet, along the arc of a curve to the right (central angle=16°49'31" and radius = 270.00 feet) 79.29 feet, and N00°09'48"E 366.25 feet to the point of beginning, containing 3.40 acres, with bearings being based on the recorded map of survey of said Major Land Partition.

Also, a tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being Parcel 1 and the Southerly extension of Broadmore Street as shown on the recorded Major Land Partition No. 79-37, said tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hilyard Avenue and the Easterly right of way line of Washburn Way, said iron pin being S89°06'00"E 64.11 feet and S00°02'42"E 30.00 feet from the Northwest corner of said Section 10; thence S89°06'00"E, along the said Southerly right of way line of Hilyard Avenue, 594.46 feet to a 5/8 inch iron pin with cap on the Easterly line of said Southerly extension of Broadmore Street; thence Southerly along said Easterly line, S00°09'48"W 366.25 feet, along the arc of a curve to the left (central angle=16°49'31" and radius = 270.00 feet) 79.29 feet, along the arc of a curve to the right (central angle = 16°49'31" and radius = 330.00 feet) 96.91 feet, and S00°09'48"W 20.14 feet to the Southerly line of said Broadmore Street extension; thence N89°33'43"W 618.05 feet to a 5/8 inch iron pin with cap on the Easterly right of way line or Washburn Way; thence N00°02'42"W, along said Easterly right of way line, 564.74 feet to the point of beginning, with bearings being based on the recorded map of survey of said Major Land Partition.

EXCEPTING THEREFROM:

A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the Section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00°02'42" West 594.75 feet and North 89°06'00" West 64.11 feet; thence South 89°33'43" East 297.15 feet; thence North 00°09'42" West 115.00 feet; thence North 89°33'43" West 297.15 feet to the Easterly right of way line of said Washburn Way; thence South 00°02'42" East 115.00 feet to the point of beginning, with bearings based on the recorded map of survey of Major Land Partition No. 79-37.

ALSO EXCEPTING:

A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the Section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00°02'42" West 594.75 feet and North 89°06'00" West 64.11 feet; thence South 89°33'43" East 297.15 feet to the true point of beginning; thence North 00°09'42" West 115 feet; thence North 89°33'43" West 297.15 feet; to the Easterly right of way line of said Washburn Way; thence along said Easterly right of way line of Washburn Way North 00°02'42" West 25 feet; thence South 89°33'43" East 322.15 feet; thence South 00°09'42" East 140 feet; thence North 89°33'43" West 25 feet to the point of beginning, with bearings based on the recorded map of Survey of Major Land Partition 79-37.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 10:22 o'clock A M., and duly recorded in Vol. M86
of _____ Deeds on Page 24175.

FEE \$14.00

Evelyn Biehn, County Clerk

By _____