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WARRANTY DEED

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THIS INDENTURE WITNESSETH, that GLAMRR PROPERTIES, a co-partnership composed of Gary L. Renne, Lester Rookstool and Martin D. Alter, hereinafter known as Grantor, for the consideration hereinafter recited has bargained and sold, and by these presents does grant, bargain, sell and convey unto SURROZ VOLKSWAGEN, INC., its successors and assigns, the following-described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Twp. 39 S., R. 9, E.W.M., 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 South 89°06'00" East 64.11 feet and South 00°02'42" East 30.00 feet from the Northwest corner of said Section 10; thence South 89°06'00" East, 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, South 00°09'48" West 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 South 00°09'48" West 20.14 feet to the Southerly line of said Broadmore Street extension; thence North 89°33'43" West 618.05 feet to a 5/8-inch iron pin with cap on the Easterly right of way line of Washburn Way; thence North 00°02'42" West along said Easterly right of way line, 564.74 feet to the point of beginning, containing 7.72 acres, with bearings based on the recorded map of survey of said Major Land Partition.

SAVING AND EXCEPTING a parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Twp. 39 South, Range 9, E.W.M., 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.

PARCEL 2: A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Twp. 39 S., R. 9, E.W.M., 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:

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 South 89°06'00" East 64.11 feet, South 00°02'42" East 30.00 feet and South 89°06'00" East 594.46 feet from the Northwest corner of said Section 10; thence South 89°06'00" East, along the Southerly right of way line of said Hilyard Avenue, 273.22 feet to a 5/8-inch iron pin with cap; thence South 00°54'00" West 557.76 feet to a 5/8-inch iron pin; thence North 89°33'43" West 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, North 00°09'48" East 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

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540 Main Street
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the arc of a curve to the right (central angle = $16^{\circ}49'31''$ and radius = 270.00 feet) 79.29 feet, and North $00^{\circ}09'48''$ East 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.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land if any.

The true and actual consideration for this transfer is \$209,075.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, its successors and assigns, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that Grantor will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed this 27th day of December, 1983.

GLAMRR PROPERTIES

By

Lester Rookstool
By Martin D. Alter Partner

STATE OF OREGON)
County of Klamath) SS

On this 28 day of December, 1983, before me, the undersigned officer, personally appeared Lester Rookstool and Martin D. Alter who acknowledged themselves to be authorized agents of Glamrr Properties, a partnership, and that they, as such partners and authorized agents, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as authorized agents.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Hazel L. Carnus
Notary Public for Oregon

(SEAL)

My Commission Expires:

11/26/85

Return MTC

OF OREGON

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 31st day
of December A.D., 19 86 at 4:17 o'clock P M., and duly recorded in Vol. M86,
of _____ Deeds on Page 24339.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]