

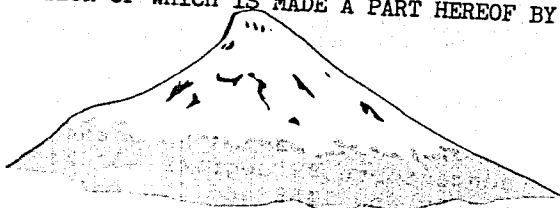
75992

WARRANTY DEED

Vol. 187 Page 10800

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. KUCERA and NANCY I. KUCERA, husband and wife, and JOHN J. DE PAPE and LORELEI M. DE PAPE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WASHBURN AIRPORT PARTNERS, a general partnership, 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 LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



## MOUNTAIN TITLE COMPANY

"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."

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 except all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 125,000.00

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 22<sup>nd</sup> day of June, 1987; 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.

Donald E. Kucera as attorney DONALD E. KUCERA  
NANCY I. KUCERA  
in fact for John J. De Pape and Lorelei M. De Pape  
JOHN J. DE PAPE  
STATE OF OREGON, County of Klamath ) ss.  
June 22, 1987.

County of Klamath ) ss.  
June 22, 1987.

Personally appeared the above named DONALD E. KUCERA for himself and as attorney-in-fact for JOHN J. DE PAPE and LORELEI M. DE PAPE and NANCY I. KUCERA for herself their voluntary act and deed.

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Donald E. Kucera, et al  
Rt. 1 Box 856  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Washburn Airport Partners  
5691-B Power Inn Rd.  
Sacramento, CA 95824  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer  
Deputy

## DESCRIPTION SHEET

10801

A tract of land situated in the NE 1/4 NE 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 21 and 22, from which the Northeast corner of said Section 21 bears North 00 degrees 33' 20" East 1337.10 feet; thence South 89 degrees 43' West 579.25 feet and North 03 degrees 25' West 30.04 feet to a 3/4 inch pipe marking the Southeast corner of recorded Survey No. 1456, as recorded in the office of the Klamath County Surveyor; thence North 03 degrees 25' West 299.06 feet to a 3/4 inch pipe marking the Northeast corner of said Survey No. 1456; thence South 89 degrees 43' West along the Northerly line of said Survey No. 1456 and its extension 281.00 feet to a 5/8 inch iron pin; thence North 00 degrees 33' 20" East 1000.14 feet to a 5/8 inch iron pin on the approximate Southerly right of way line of the USBR F-3 lateral; thence Easterly along said Southerly right of way 600 feet, more or less, to the Southwesterly right of way line of the Southern Pacific Railroad; thence South 33 degrees 14' 10" East along said Southwesterly right of way 540 feet, more or less, to the East line of said Section 21; thence South 00 degrees 33' 20" West 894.60 feet to the point of beginning, with bearings based on said recorded Survey No. 1456. Reference recorded Survey No. 2604, as recorded in the office of the Klamath County Surveyor.

EXCEPTING FROM the above described property that portion lying within the right of way of Washburn Way or Joe Wright Road.

ALSO EXCEPTING THEREFROM the following described property situated in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Commencing at an iron pipe at the centerline intersection of Joe Wright Road and Washburn Way; thence along the centerline of Joe Wright Road South 89 degrees 43' West, 579.25 feet; thence North 3 degrees 25' West, 30.04 feet to a 3/4" iron pipe for the true point of beginning; Thence North 3 degrees 25' West, 299.06 feet to a 3/4" iron pipe; thence North 89 degrees 43' East, 73.00 feet to the East corner; thence South 3 degrees 25' East, 299.06 feet to the North Boundary of Joe Wright Road; thence along said road boundary, South 89 degrees 43' West, 73.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day of June A.D., 19 87 at 8:49 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 10800.

FEE \$14.00

Evelyn Biehn, County Clerk

By [Signature]