

WARRANTY DEED

M9C 1296-1215

KNOW ALL PERSONS BY THESE PRESENTS, made this 10th day of July, 1987, that FRANK V. SURROZ, JR., Grantor, for the consideration hereafter stated, conveys and warrants to BEAR CAT, INC., Grantee, the following described premises in Klamath County, Oregon, to wit:

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79756

A tract of land situated in the NW1/4 of Section 10, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East line of the southerly extension of Broadmore Street said point being S89°06'00"E 64.11 feet, S00°02'42"E 30.00 feet, S89°06'00"E 594.46 feet and S00°09'48"W 366.27 feet from the northwest corner of said Section 10; thence continuing S00°09'48"W 193.69 feet to a point on the north line of that tract of land described as Parcel 2 in Deed Volume M84 Page 10355 of the Klamath County Deed Records; thence S89°33'43"E, along said North line, 25.68 feet; thence N00°09'48"E 20.14 feet; thence along the arc of a curve to the left (Radius=330.00 feet and Central Angle=16°49'31") 96.91; thence along the arc of a curve to the right (Radius Point bears N73°20'17"E 270.0 feet and Central Angle= 16°49'31") 79.29 feet to the point of beginning, containing 2821 square feet and with bearings based on the recorded map of survey of MAJOR LAND PARTITION NO. 79.37.

SEP 25 PM 3 02

Subject to reservations, restrictions, easements and rights of way of record; Also subject to real property taxes and assessments for the year 1987-88 which are now a lien but are not yet payable; and the following statement by law:

"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." ORS 93.040

The true and actual consideration for this transfer is \$1,607.99.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantee, its successors and assigns forever.

The Grantor hereby covenants that as of this date he is the owner in fee simple of said premises; that they are free of all encumbrances except those above set forth, and that he will warrant and defend the same from all lawful claims except those above set forth, which the Grantee has agreed to take subject to.

WITNESS the hands of the Grantor the day and year first herein written.

Frank V. Surroz, Jr.

STATE OF OREGON)) SS County of Klamath)

On this 31 day of July, 1987, personally appeared the above named Frank V. Surroz, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Notary Public for Oregon My commission expires: 11-17-89

Until a change is requested all Tax statements shall be sent to the following address:

Taxes After recording return to: Bear Cat, Inc. P.O. Box 1863 Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company of September A.D. 19 87 at 3:02 o'clock P. M., and duly recorded in Vol. M87 of Deeds on Page 17475. FEE \$10.00 By Evelyn Biehn, County Clerk