

ATE 32712

STATUTORY SPECIAL WARRANTY DEED

OREGON PUBLIC EMPLOYEES' RETIREMENT FUND, which acquired title as THE STATE OF OREGON, by and through the OREGON STATE TREASURY, for the OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM, Grantor, conveys and specially warrants to WAGGONER PLAZA LIMITED PARTNERSHIP, an Oregon limited partnership, Grantee, the real property described on the attached Exhibit A, free of encumbrances created or suffered by the Grantor except as specifically set forth therein.

The true consideration for this conveyance is \$950,000.

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.

DATED this 20 day of Dec, 1988.

OREGON PUBLIC EMPLOYEES' RETIREMENT FUND, which acquired title as THE STATE OF OREGON, by and through the OREGON STATE TREASURY, for the OREGON PUBLIC EMPLOYEES RETIREMENT SYSTEM

By [Signature] (Title)

STATE OF OREGON)

County of MULT)

ss.

The foregoing instrument was acknowledged before me this 20 day of December, 1988, by TERRY L. CANNY who is Investment Officer, State Treasury of and for the OREGON PUBLIC EMPLOYEES' RETIREMENT FUND, a public entity, on behalf of such entity.



[Signature]
Notary Public for Oregon

My commission expires: 7/31/91

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

PARCEL 1:

A tract of land being Lot 1 and a portion of Lot 2 in Block 3 of Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 00 degrees 04' 50" East 195.00 feet to the Northwest corner of said Lot 1; thence continuing North 00 degrees 04' 50" East 57.80 feet; thence South 89 degrees 25' 10" East 300.00 feet; thence South 00 degrees 04' 50" West 57.80 feet to the Northeast corner of said Lot 1; thence continuing South 00 degrees 04' 50" West 195.00 feet to the Southeast corner of said Lot 1; thence North 89 degrees 25' 10" West 300.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1976 in Deed Volume M-76 at page 12646, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A Tract of land situated in Lot 2, Block 3, Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Washburn Way, said point being North 00 degrees 04' 50" East 57.80 feet from the Northwest corner of Lot 1, Block 3; thence South 89 degrees 25' 10" East 300.00 feet to the true point of beginning; thence South 89 degrees 25' 10" East a distance of 100.08 feet to a point; thence South 89 degrees 56' 30" East a distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, et ux., by Deed Volume M-77 at page 17511; thence South 0 degrees 04' 50" West along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence North 89 degrees 25' 10" West along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence North 0 degrees 04' 50" East a distance of 252.8 feet, more or less, to the point of beginning.

PARCEL 3:

A tract of land being a portion of Lot 2, Block 3, of Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 00 degrees 04' 50" East 57.80 feet to the true point of beginning; thence North 00 degrees 04' 50" East 96.35 feet; thence South 89 degrees 56' 30" East 400.03 feet to the East line of said Lot 2; thence South 00 degrees 03' 30" West 100.00 feet; thence North 89 degrees 25' 10" West 400.08 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Dec. A.D., 19 88 at 3:40 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 21813 the 22nd day

FEE \$18.00

Evelyn Biehn
By Shelene Meilendore County Clerk