

OK

977783

WARRANTY DEED

Vol. 389 Page 3902

KNOW ALL MEN BY THESE PRESENTS, That
U-HAUL CO. OR OREGON, an Oregon corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
U-HAUL REAL ESTATE COMPANY, a Nevada corporation, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF FOR LEGAL PROPERTY DESCRIPTION.

(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.
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

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 \$ -0-
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 10th day of February, 19 89;
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

Personally appeared the above named _____

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: _____

U-Haul Co. of Oregon

By John A. Lorentz

John A. Lorentz, Assistant Secretary

ARIZONA
STATE OF ~~OREGON~~ ARIZONA, County of Maricopa) ss.
February 10, 19 89.

Personally appeared _____ and
JOHN A. LORENTZ _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the

Assistant _____ president and that the latter is the
secretary of U-HAUL CO. OF
OREGON, an Oregon 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 be-
half of said corporation by authority of its board of directors and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for ~~Oregon~~ ARIZONA

My commission expires: 4/23/92

(OFFICIAL
SEAL)

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawyers Title Ins. Corp.
40 E. Mitchell Dr. #100
Phoenix, Az. 95012

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STORE 704-022-034

EXHIBIT A

A PARCEL OF LAND SITUATED IN THE NE CORNER OF LOT 1, BLOCK 6, TRACT 1080, WASHBURN PARK, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTHERLY 115 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NE CORNER OF SAID LOT 1; THENCE N. 89°55'10" W., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CROSBY AVENUE, 250.00 FEET; THENCE S. 00°04'50" W., PARALLEL WITH WASHBURN WAY, 280.00 FEET; THENCE S. 89°55'10" E., PARALLEL WITH CROSBY AVENUE, 250.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WASHBURN WAY; THENCE N. 00°05'50" E., ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF WASHBURN WAY, 280.00 FEET TO THE POINT OF BEGINNING.

EXCEPT: RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN BY HARRY R. WAGGONER AND NORMA E. WAGGONER, HUSBAND AND WIFE, TO CALIFORNIA-PACIFIC UTILITIES COMPANY, DATED NOVEMBER 10, 1970, RECORDED NOVEMBER 30, 1970, IN VOL. M-70, PAGE 10618, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; RESERVATIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION OF WASHBURN PARK, AS FOLLOWS: "...SAID PLAT SUBJECT TO: BUILDING SET-BACK LINES AS PRESCRIBED IN PRESENT APPLICABLE ORDINANCES, ALL EASEMENTS AND/OR AS SHOWN ON THE ANNEXED PLAT, ADDITIONAL RESTRICTIONS AS PROVIDED FOR IN ANY RECORDED PROTECTIVE COVENANTS"; RESERVATIONS AND RESTRICTIONS CONTAINED IN DEED FROM WASHBURN ENTERPRISES, INC., AN OREGON CORPORATION, TO ORE-CAL GENERAL WHOLESALE, INC., AN OREGON CORPORATION, DATED SEPTEMBER 25, 1975, RECORDED SEPTEMBER 25, 1975, IN DEED VOLUME M75, PAGE 11671, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lawyers Title Ins. Corp. the 7th day
of March A.D. 19 89 at 2:08 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 3902
FEE \$13.00
By Evelyn Biehn County Clerk
Douglas M. McCallister