

4746

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## WARRANTY DEED

MTZ - 22076 K

George V. Dugan, the sole remaining trustee of that certain trust agreement established by James O. Fisher, on or about December 24, 1964, Grantor, conveys and specially warrants unto Kenneth Scott Dugan and Michael Timothy Dugan, as tenants in common, Grantee, all of its right, title and interest in the following described real property, free of encumbrances, except as specifically set forth herein:

See Exhibit A attached hereto and incorporated herein.

Subject To:

Real property taxes.

That certain memorandum of lease between George Dugan Chevrolet Company as Lessee and George V. Dugan and J. O. Fisher, Jr., Trustees for the Joe Fisher Trust, as Lessor.

The consideration for this transfer is \$244,444.44.

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 10<sup>th</sup> day of August, 1989.

George V. Dugan  
George V. Dugan  
Grantor

Kenneth S. Dugan  
Kenneth Scott Dugan  
Grantee

Michael Timothy Dugan  
Michael Timothy Dugan  
Grantee

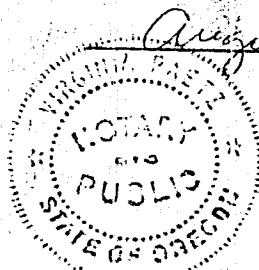
SEP 1 PM 3 18

STATE OF OREGON )  
 ) ss.  
County of Deschutes )

16526

The foregoing instrument was acknowledged before me

August 10, 1989, by George V. Dugan.



Virginia P. Rich  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2/23/92

3809-032AD-00900  
3809-032AD-01300  
3809-033BC-07000  
TAX ACCT. NO: 3809-033BC-07300

SEND TAX STATEMENTS TO:

Kenneth Scott Dugan  
2428 California  
K. Falls, OR 97601  
RETURN: ATC

Name and Address of Lienholder:

Western Bank  
P.O. Box 669  
Klamath Falls, OR 97601

Kenneth Scott Dugan  
2428 California  
Klamath Falls, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

Lots 19D, 20A, 20B, 20C, 20D, and 20E, in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 2

Lots 5 to 16 inclusive in Block 3 and Lots 4 to 11 inclusive in Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and also the vacated alley through Block 4 of said HOLLISTER ADDITION; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Southeasterly extension of the Southeasterly line of Seventh Street and the Northeasterly extension of the Northwesterly line of Lot 10 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, being a strip of land one foot in width and 142 feet, more or less in length; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Northeasterly extension of the Southeasterly line and the Southeasterly extension of the Northeasterly line of Lot 4 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, being a strip of land one foot in width and 27 feet, more or less, in length; and

Also, that portion of vacated Willow Avenue lying between Block 3 and 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and described as follows:

Beginning at the intersection of the Northwesterly line of Willow Avenue with the Northeasterly line of Seventh Street; thence Northerly along the Northwesterly line of Willow Avenue, a distance of 156 feet to the Northeasterly corner of Lot 16, Block 3, HOLLISTER ADDITION; thence, Southeasterly at right angles to Willow Avenue, a distance of 70.0 feet to the Northwesterly corner of Lot 4, Block 4 of HOLLISTER ADDITION; thence Southwesterly along the Southeasterly line of Willow Avenue, a distance of 156 feet to the Northeasterly line of Seventh Street; thence, Northwesterly along the Northeasterly line of Seventh Street, a distance of 70.0 feet to the point of beginning.

## PARCEL 3

Lots 17, 18, 19 and 20 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and also the Northwesternly 35 feet of vacated Willow Avenue adjacent to said Lots 17, 18, 19 and 20 Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon.

## PARCEL 4

The Southeasterly 35 feet of vacated Willow Avenue, adjacent to Lots 1, 2 and 3, Block 4, HOLLISTER ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 5

Lot 1 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 6

That portion of Block 15 of the SUPPLEMENTAL PLAT OF RAILROAD ADDITION lying between the Northeasterly extension of the Northwesternly line of Lot 10 of Block 4 of Hollister Addition and the Northeasterly extension of the Southeasterly line of Lot 4, Block 4, Hollister Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 032AD 00900  
3809 032AD 01300  
3809 033BC 07000  
3809 033BC 07300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day  
of Sept. A.D., 19 89 at 3:18 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 16525

FEES \$23.00

Evelyn Biehn County Clerk

By D. A. Mullins