

4751

Vol. M89 Page 16544

MTZ-22160K E.O. WARRANTY DEED

Michael Timothy Dugan, Grantor, conveys and specially warrants unto Kenneth Scott Dugan, 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:

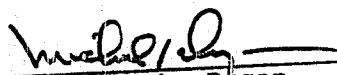
Real property taxes.

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 \$33,333.33.

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 15 day of August, 1989.



Michael Timothy Dugan
Grantor

16545



STATE OF OREGON)
County of Deschutes) ss.

The foregoing instrument was acknowledged before me

Aug. 15, 1989, by Michael Timothy Dugan.

B. [Signature]
Notary Public for Oregon
My Commission expires: 4-21-92

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

SEND TAX STATEMENTS TO:
Kenneth Scott Dugan
2428 California
Klamath Falls, OR 97601

Name and Address of Lienholder:
Western Bank
P.O. Box 669
Klamath Falls, OR 97601

2b-DuganSWD4

RETURN: ~~me~~
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 Northeasterly line of Seventh Street and the Northeasterly extension of the Northwestern 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 Northwestern line of Willow Avenue with the Northeasterly line of Seventh Street; thence Northerly along the Northwestern 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 Northwestern 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 Northwesterly 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 Northwesterly 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 3:26 o'clock PM., and duly recorded in Vol. M89
 of Deeds on Page 16544

FEE \$23.00

Evelyn Biehn - County Clerk

By Randall M. Mullenbarger