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# WARRANTY DEED MTC-22160K E.O.

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 INSTRU-MENT, 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 Digan

Grantor

Fage 1 - Warranty Deed

30 ายกอ STATE OF OREGON ss. County of Deschutes J¥. The foregoing instrument was acknowledged before me aug. 15 , 1989, by Michael Timothy Dugan. Notary Public for Oregon My Commission expires: 4-21-92 3909.032AD-00900 3809.032AD-01300 TAX ACCT. NO: 3809-0338C-07000 3809-05380-07300 Name and Address of Lienholder: Western Bank SEND TAX STATEMENTS 10: Kenneth Scott Blugen 3428 California, Rlimath Falls, 012,97601 DR 97601 Clamath Fal 2b-DuganSWD4

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KETURN: HTTE Kenneth Scott Dugan 3428 California Klamath Falls, OR 97601



MTC No: 22075-K

## 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, Gregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Dregon.

### 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 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; to the Northeasterly at right angles to Willow Avenue, a distance of 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 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.

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#### 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 Palls, 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 HOLLESTER 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 SUPPLENENTAL 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.

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