

9363

KNOW ALL MEN BY THESE PRESENTS, That

MANNA PRO CORPORATION, a California

Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD MORF, Trustee under Declaration of Trust for the Howard Morf Family Trust\*, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

\*dated May 31, 1972

(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 \$250,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 13th day of December, 1989, 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.

Manna Pro Corporation, a California corporation

by: Robert W. Smith, Vice Pres.

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.

STATE OF OREGON, County of ) ss.

CAT. NO. NN00737  
TO 21345 CA (1-83)

(Corporation)

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

} ss.

On DECEMBER 13, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT W. SMITH, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the VICE-President, and

personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal

Signature

GRANTEE'S NAME AND ADDRESS

After recording return to:

Tigor Title

36 East Figueroa St.

Santa Barbara, Calif.

Or if a change is requested all tax statements shall be sent to the following address:

Howard Morf, Trustee

1770 East Valley Road

Santa Barbara, Calif.

NAME, ADDRESS, ZIP

TICOR TITLE INSURANCE

OFFICIAL SEAL  
ALFONSO TORRES  
Notary Public-California  
LOS ANGELES COUNTY

My Comm. Exp. Oct. 4, 1992

and  
ng duly sworn,  
re former is the  
the latter is the

, a corporation,  
a corporate seal  
nd sealed in be-  
ors; and each of  
t and deed.

(OFFICIAL  
SEAL)ted by a corporation,  
affix corporate seal)

} 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

TITLE

By

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

93108

189 DEC 22 AM 8 30

24699

Exhibit "B"

2225 WASHBURN WAY  
KLAMATH FALLS, OREGON

A tract of land situated in Lot 2, Block 3, Tract 1080, Washburn Park, a duly recorded plat, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Washburn Way, said point being S.  $00^{\circ}03'30''$  W. a distance of 314.74 feet from the Northwest corner of said Lot 2; thence S.  $89^{\circ}56'30''$  E. 400.00 feet to the Easterly line of said Lot 2; thence along said Easterly line S.  $00^{\circ}13'30''$  W. 185.00 feet; thence N.  $89^{\circ}56'30''$  W. 400.03 feet to the Easterly right of way line of said Washburn Way; thence along said right of way line, N.  $00^{\circ}04'50''$  E. 60.39 feet and N.  $00^{\circ}03'30''$  E. 124.61 feet to the point of beginning, containing 74,000.00 square feet with bearings based on Tract 1080-Washburn Park, Klamath County, Oregon.

Return: Title  
36 East Figueroa St.  
Santa Barbara Calif  
Attn: Barbara Pasermann re: 202850

Taxes:

Howard May. Freestee  
1770 East Valley Road  
Santa Barbara, Calif  
93108

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of Dec. A.D., 19 89 at 8:30 o'clock AM., and duly recorded in Vol. M89,  
of Deeds on Page 24698.

Evelyn Biehn - County Clerk  
By Pauline Muehlendore

FEE \$13.00