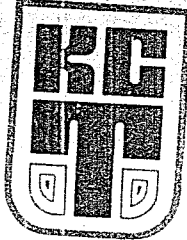


24357



KLAMATH COUNTY TITLE COMPANY

Vol. m 91 Page 211

K-42824

STATUTORY WARRANTY DEED
 (Individual or Corporation)

O. C. Webb-Bowen and Marie R. Webb-Bowen

 conveys and warrants to Rod L. Slade, Grantor,
 the following described real property in the County of Klamath and State of Oregon, Grantee.

See Exhibit A attached

This property is free of liens and encumbrances, EXCEPT:

As listed on Exhibit B attached

 The true consideration for this conveyance is \$ 900,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

 DATED this 31 day of DECEMBER 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

O. C. Webb-Bowen
 O. C. Webb-Bowen

Marie R. Webb-Bowen
 Marie R. Webb-Bowen

 STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 4 day of January 19 91
 by O. C. Webb-Bowen and
Marie R. Webb-Bowen

 CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 8-15-93

After recording return to:

 Rod L. Slade
 1441 Wild Plum Court
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

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

 Rod L. Slade
 1441 Wild Plum Court
 Klamath Falls, Oregon 97601

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Beginning at the Southeasterly corner of Lot 1, Block 65, Buena Vista Addition to the City of Klamath Falls, Oregon; thence North $7^{\circ}16'$ East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence South $89^{\circ}31'30''$ West, along said South boundary of Prescott Street extended across said Lot 1, a distance of 62.26 feet, more or less, to the East boundary of Biehn Street as now improved and used; thence South $0^{\circ}28'30''$ East along the East boundary of said Biehn Street, a distance of 66.85 feet, thence South $34^{\circ}15'$ East, 51.2 feet, more or less, to the Southerly boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, 18.0 feet, more or less, to the point of beginning, being all that portion of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, not used as portions of Prescott and Biehn Streets.

A portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast corner of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North $7^{\circ}16'$ East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence North $89^{\circ}31'30''$ East, along said South boundary of Prescott Street, a distance of 46.53 feet; thence South $0^{\circ}28'30''$ East, 40.0 feet; thence South $89^{\circ}31'30''$ West, 13.0 feet; thence South $0^{\circ}28'30''$ East, 74.95 feet, more or less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

PARCEL 2:

All that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, lying North of the Southern Pacific Railway right of way, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence, Northerly 75 feet along the West line of Biehn Street to the point of beginning; thence 200 feet Westerly parallel to the S.P. R/W; thence, Northerly 200 feet parallel to the tangent of Biehn Street; thence Easterly parallel to the S. P. R/W to Biehn Street; thence, Southerly along the line of Biehn Street to the point of beginning.

PARCEL 3

All that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 E.W.M., more particularly described as follows:
Beginning at a point on the northwesterly right of way line of the Klamath Falls Weed State Highway in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 E.W.M., which point of beginning is 1320 feet North of the quarter corner common to Sections 30 and 31, Township 39 South, Range 9 E.W.M. and South $89^{\circ}44'$ West 1015 feet along the South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30 to the northwesterly right of way line of said highway; thence along said highway

Exhibit "A" continued

right of way line as follows: North 36°34' East 1792.17 feet; South 53°26' East 25.0 feet; thence North 36°34' East 412.3 feet to the true point of beginning of the tract herein described; thence continuing North 36°34' East 455 feet to a point, which is the most southerly corner of the tract conveyed to Robert D. McPherson by deed recorded October 8, 1956, in Volume 287 page 160; thence North 53°26' West along the Southerly line of said McPherson Tract to the southeasterly right of way line of the Southern Pacific Railroad right of way; thence Southwesterly along said southeasterly right of way line of the Southern Pacific Railroad to a point which is North 53°26' West to the true point of beginning; thence South 53°26' East to the true point of beginning.

PARCEL 4:

A parcel of land lying in the SW¼NE¼ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Northwestern right of way line of the Klamath Falls-Weed State Highway in the SW¼NE¼ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is North 1320 feet; thence South 89°44' West 1,015 feet along the South line of the NE¼SW¼ of Section 30, to the Northwestern right of way line of said highway, and thence along said highway right of way, as follows: North 36°34' East 1,792.17 feet South 53°26' East 25.0 feet and North 36°34' East 867.43 feet from the one quarter corner common to Sections 30 and 31 of said township and range; thence North 53°26' West 487.8 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad; thence North 33°38' East 276.0 feet along said railroad right of way line to the North line of said SW¼NE¼ of Section 30; thence South 89°49' East 624.1 feet along said North line of the SW¼NE¼ of Section 30, to the Northwestern right of way line of said highway; thence South 36°34' West 646.6 feet along said right of way line to the point of beginning.

PARCEL 5:

Lots 17, 18 and 19 in Block 19 of Second Railroad 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 6:

A portion of the NE¼SW¼ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point 235.4 feet South and 30 feet West of center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, which point is located on South side of the Right of Way of the Oregon California and Eastern Railroad; thence South 191 feet to the Northeast corner of First Addition to Altamont Acres; thence North 89°27' West along North boundary of said First Addition to Altamont Acres; 98.6 feet; thence North 231.91' to Southerly boundary of Right of Way of Oregon California and Eastern Railroad; thence Southeasterly along said South boundary of the Oregon California and Eastern Railroad 107.03 feet to the point of beginning, EXCEPTING THEREFROM that portion granted to Klamath County, for the widening of Crosby Avenue, by instrument recorded June 25, 1965 in Volume 362 at page 462.

1. Taxes for 1990-91.
2. Any existing leases and/or tenancies.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. Affects Parcel 6
4. Any unpaid charges or assessments of the Klamath Irrigation District.
5. Agreement for use of irrigation ditch over property East of highway and to share in cost of maintenance, including the terms and provisions thereof, as set forth in Volume 249 page 201, Deed Records of Klamath County, Oregon. Affects Parcel 4
6. Reservations, including the terms and provisions thereof, in Deeds to the State of Oregon, by and through its State Highway Commission, from Vera C. Powell, formerly Vera C. Thompson, a widow and Joan A. Thompson, a single woman recorded in Volume 292 page 373, and from Harold M. Rush and Carrie L. Rush, husband and wife, recorded in Volume 292 page 376, Deed Records of Klamath County, Oregon, as follows: "This conveyance is executed and delivered with the understanding that the grantors reserve the right to install, operate and maintain a fuel oil pipeline through a 12 inch conduit to be installed by the Grantee under the Highway roadbed at Highway Engineer's Station 16-68 "L", and extended across the highway right of way. Affects Sec. 20 T. 38 S.R. 9
7. Right of Way, including the terms and provisions thereof, from Vera C. Powell formerly Vera C. Thompson, a widow and Joan A. Thompson, a single woman and Harold M. Rush and Carrie L. Rush, husband and wife, to The California Oregon Power Company, a California corporation, dated December 1, 1958 recorded December 11, 1958, in Volume 307 page 435, Deed Records of Klamath County, Oregon. Affects Sec. 20 T. 38 S.R. 9
8. Grant of Right of Way, including the terms and provisions thereof, given by Ida Scala, a single woman, to Pacific Power & Light Company, a Maine corporation, dated November 7, 1961, recorded January 9, 1962, in Volume 335 page 15, Deed Records of Klamath County, Oregon. Affects Parcel 4
9. Mortgage, including the terms and provisions thereof, executed by O. C. Webb-Bowen and Marie R. Webb-Bowen, husband and wife, to C. E. Paddock and Gertrude E. Paddock, husband and wife, dated January 15, 1982, recorded January 28, 1982, in Volume M82 page 1172, Mortgage Records of Klamath County, Oregon, to secure the payment of \$84,660.00, which grantee herein agrees to assume and pay and hold grantor harmless therefrom. Affects Parcel 6
10. Trust Deed, including the terms and provisions thereof, executed by O. C. Webb-Bowen and Marie R. Webb-Bowen, as grantors, to William P. Brandsness, as trustee, for South Valley State Bank, as beneficiary, dated July 30, 1987, recorded August 5, 1987, in Volume M87 page 14091, Mortgage Records of Klamath County, Oregon, to secure the payment of \$250,000.00, which grantee herein agrees to assume and pay and hold grantor harmless therefrom.

11. Mortgage, including the terms and provisions thereof, executed by O. C. Webb-Bowen and Marie R. Webb-Bowen, husband and wife, to South Valley State Bank, dated September 6, 1988, recorded September 15, 1988, in Volume M88 page 15120, Mortgage Records of Klamath County, Oregon, to secure the payment of \$175,000.00, which grantee herein agrees to assume and pay and hold grantor harmless therefrom.
12. Financing Statement, indicating a security agreement, given by O. C. Webb-Bowen, debtor, to Gertrude E. Riker, as secured party, recorded March 31, 1989, in Volume M89 page 5482, Mortgage Records of Klamath County, Oregon. Affects Sec. 20 T. 38 S.R. 9
13. Trust Deed, including the terms and provisions thereof, executed by O. C. Webb-Bowen and Marie R. Webb-Bowen, husband and wife, as grantors to William M. Ganong, as trustee, for Gertrude E. Riker formerly known as Gertrude E. Paddock, dated April 1, 1989, recorded April 3, 1989, in Volume M89 page 5596, Mortgage Records of Klamath County, Oregon, to secure the payment of \$40,000.00, which grantee herein agrees to assume and pay and hold grantor harmless therefrom. Affects Sec. 20 T. 38 S.R. 9
14. Mortgage, including the terms and provisions thereof, executed by O. C. Webb-Bowen and Marie R. Webb-Bowen, husband and wife, to South Valley State Bank, dated November 2, 1989, recorded November 2, 1989, in Volume M89 page 21123, Mortgage records of Klamath County, Oregon, to secure the payment of \$195,000.00, which grantee herein agrees to assume and pay and hold grantor harmless therefrom.
15. Trust Deed, including he terms and provisions thereof, executed by O. C. Webb-Bowen and Marie R. Webb-Bowen, as grantors, to William P. Brandsness, as trustee, for South Valley State Bank, as beneficiary, dated March 14, 1990, recorded March 21, 1990, in Volume M90 page 5211, Mortgage Records of Klamath County, Oregon, to secure the payment of \$90,000.00, which grantee herein agrees to assume and pay and hold grantor harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 4th day
of Jan. A.D., 19 91 at 2:49 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 211

FEE \$48.00

Evelyn Biehn County Clerk

By Quinn Mueland