46892

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WARRANTY DEED

Volmas Page 14333

KNOW ALL MEN BY THESE PRESENTS That JOE BART, a single man,

CRAIG A. BENNETT,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG A. BENNETT, ALAN M. LEE, JAMES F. NOVAK, FRED W. STILWELL, and GEORGE \* , hereinafter called the grantee, does hereby grant, hargain, 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: \*ZUPAN, doing business as ALAMEDA DEVELOPMENT CO.

SEE ATTACHED EXHIBIT "A'

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 a mple of the above granted premises, free from all encumbrances

## except those of record

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons who inscever, except these claiming under the above described encumbrances

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$200,000.00 

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 granter has executed this instrument this 4th day of September 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.

if executed by a comparation

STATE OF OREGON, County of Klamath 

Personally appeared the above named ..... JOE BART

and acknowledged the foregoing instruhis voluttary act and deed. ment to be

Before me AMALLE Y (OFFICIAL CCYDNEY L. ROWE SEAL) nodes to Andrew Andrews (Andrews 1994) My commission expires My Commission Exples

STATE OF OREGON, County of..... Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of ....

and that the seal affixed to the foregoing instrument is the of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of acknowledged said instrument to be its voluntary act and deed. Beiore me: (OFFICIAL

STATE OF OREGON.

Notary Public for Oregon My commission expires:

Joe Bart 3837 Altamont Drive Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Alameda Development Co. 439 Pine

Klamath Falls, OR 97601

Aene & Buchanen) 2518 Hawkins tlamath Jalla, De Vattle change is requested all tax statemen 9 7601

Alan M. Lee 439 Piné

CE RESERVED FOR . ORDER'S USE

County of ..... L certify that the within instrument was received for record on the day of ....., 19....., at o'ciock M., and recorded in book reel volume No.....on page or as document/fee/file/ instrument/microfilm No. ..... Record of Deeds of said county.

Witness my hand and seal of County affixed.

Klamath Falls, OR 17601

....Deputy

## DESCRIPTION

## PARCEL 1:

A parcel of land lying in Tracts 20 and 21 of Enterprise Tracts, according to the official plat thereof on file in the of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point which is the center of Section 34, Township 38 South, Range 9 East of the Willamette Meridian; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning, TOGETHER WITH a right of way along existing roads on the East side of Tract 21.

EXCEPTING THEREFROM the following described parcel: Beginning at a point at the Northeast corner of Trait 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence Southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a distance of 164.2 feet, more or less parallel to the Northern boundary line of said tract; thence continuing East along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning, thence Northerly along the East boundary line 37 feet to the point of beginning.

## PARCEL 2:

All of Tract 21 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom that portion conveyed to Joe Bart and Edith Bart by Deed Volume 305, page 230, and those portions conveyed to the State of Oregon by and through its State Highway Commission by Deed Volume 337, page 350, and by Deed Volume M67, page 7464, all Records of Klamath County, Oregon.

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