

55926

WARRANTY DEED

MTC 29051-KR

Vol 93 Page 1

KNOW ALL MEN BY THESE PRESENTS, That PIETRO'S CORP., A WASHINGTON CORPORATION hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FOREST PRODUCTS FEDERAL CREDIT UNION, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of CLATSOP and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 100,000.00.

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 grantor has executed this instrument this 30 day of December, 19 92; 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.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

PIETRO'S CORP., A WASHINGTON CORPORATION

by: Robert E. Adamowski
President

F. E. Slaughter
Assistant Secretary

WASHINGTON
STATE OF ~~OREGON~~ County of Snohomish) ss.

The foregoing instrument was acknowledged before me this
December 30, 19 92, by Robert E. Adamowski,
_____, president, and by F. E. Slaughter,
Assistant secretary of Pietro's Corp.

a Washington corporation, on behalf of the corporation.

Notary Public for ~~Oregon~~ Washington MAURICE K. K.
My commission expires: 1-23-95 (SEAL)

PIETRO'S CORP., a Washington corporation

2630 196th St SE
Lynnwood, WA 98036
GRANTOR'S NAME AND ADDRESS

FOREST PRODUCTS FEDERAL CREDIT UNION

2972 Washington Way
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

FOREST PRODUCTS FEDERAL CREDIT UNION

2972 Washington Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

FOREST PRODUCTS FEDERAL CREDIT UNION

2972 Washington Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ or page _____ or as
file/reel number _____.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Recording Officer

By _____ Deputy

MTC Number: 29051-KR

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the point of intersection of South right of way line of South 6th Street with the Westerly right of way line of the U.S.R.S. Drain; thence Northwesterly along the South right of way line of South 6th Street 130 feet to point "X", being the NE1/4 corner of the Parcel conveyed to Gulf Oil Corporation by Deed recorded April 28, 1969 in Book M69 at page 3099, Microfilm Records of Klamath County, Oregon; thence South 29 degrees 28' 30" East parallel with the Westerly right of way line of U.S.R.S. Drain to the Northeasterly right of way line of Oregon-California and Eastern Railroad right of way; thence South 66 degrees 54' 30" East along Railroad right of way a distance of 186.89 feet more or less to the intersection with the Westerly line of U.S.R.S. Drain; thence North 28 degrees 23' 30" West along said Drain 323.22 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 4th day
of Jan. A.D., 19 93 at 9:53 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 1.
Evelyn Biehn County Clerk
By Dorine J. Hetherly

FEE \$35.00