

58645

WARRANTY DEED

MTC 29206-KR

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KNOW ALL MEN BY THESE PRESENTS, That  
 MAYWOOD INDUSTRIES OF OREGON, INC., a Texas corporation  
 hereinafter called the grantor, ~~with covenants, conditions, and warranties, to and for the benefit of~~ as a gift to  
 REACH, INC., an Oregon non-profit corporation, 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 Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON 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 all those of record and those apparent upon the land as of 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 \$ -0-.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the 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 15th day of March, 19 93; 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.

MAYWOOD INDUSTRIES OF OREGON, INC., a  
 Texas corporation

by:

*[Signature]*

STATE OF OREGON, )  
 County of \_\_\_\_\_ ) ss.

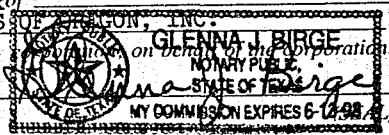
Personally appeared the above named \_\_\_\_\_

Before me:

Notary Public for Oregon  
 My commission expires:

TEXAS  
 STATE OF ~~OREGON~~ County of Potter ) ss.  
 The foregoing instrument was acknowledged before me this  
March 12, 19 93, by John C. MAYNARD,  
 \_\_\_\_\_, president, and for

MAYWOOD INDUSTRIES OF OREGON, INC.,  
 a Texas  
 Notary Public for Texas  
 My commission expires: 6-12-98



MAYWOOD INDUSTRIES OF OREGON, INC.

900 E. 2nd  
 Amarillo, TX 79101

GRANTOR'S NAME AND ADDRESS

REACH, INC.

P.O. Box 1748  
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

REACH, INC.

P.O. Box 1748  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

REACH, INC.

P.O. Box 1748  
 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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
 Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the East 1/2 Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, including a portion of Lot 2, Block 2 TRACT NO. 1080, WASHBURN PARK, more particularly described as follows:

Beginning at a point on the Westerly line of an existing 10-foot South Suburban Sanitary District sewer easement, from which the Southwest corner of Lot 2, Block 2, said Tract 1080, bears North 08 degrees 08' 39" East a distance of 270.55 feet and the East quarter corner of said Section 4 bears North 77 degrees 03' 46" East a distance of 562.46 feet; thence North 00 degrees 06' 43" West along the said West easement line 973.79 feet to a point which is 230.00 feet from, measured at right angles to, the Southerly right of way line of the O. C. & E. Railroad; thence North 66 degrees 51' 15" West parallel to and 230.00 feet from the said Southerly right of way line 973.79 feet; thence South 00 degrees 06' 43" East parallel to said sewer easement 973.79 feet; thence South 66 degrees 51' 15" East parallel to said Southerly railroad right of way line 973.79 feet to the point of beginning, with bearings based on said Tract No. 1080, Washburn Park.

TOGETHER WITH a non-exclusive right of way for ingress to exit from the above described real property along and upon a 60 foot wide strip of land, more particularly described as follows:

Beginning at the southwest corner of Block 2, Tract 1080, Washburn Park; thence along the arc of a curve to the right (radius point bears North 00 degrees 04' 50" West 27.14 feet, central angle = 84 degrees 48' 27") 42.54 feet to the Easterly right of way line of a sewer easement; thence North 00 degrees 06' 43" West along said easement 255.37 feet; thence South 89 degrees 53' 17" West 10.00 feet to a 5/8 inch iron pin; thence North 66 degrees 51' 15" West 54.42 feet; thence South 00 degrees 06' 43" East 363.71 feet; thence South 89 degrees 55' 10" East 86.85 feet to the Northwest corner of Block 6, Tract 1080; thence North 00 degrees 04' 50" East 60.00 feet to the point of beginning, with bearings based on said Tract 1080.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day  
of March A.D., 19 93 at 2:53 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 5315

Evelyn Biehn County Clerk

By Dorlene Mulholland

FEE \$35.00