

73749

K-45963

WARRANTY DEED

ROBERT L. ROBINSON and MARGARET R. ROBINSON, husband and wife, Grantors convey and warrant to FREEWAY INDUSTRIAL PROPERTIES, INC., a California corporation, and A. J. McCOSKER and AILEEN C. McCOSKER, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1:

W1/2 SW1/4; SE1/4 SW1/4 and SW1/4SE1/4 LESS the North 6.66 chains thereof, in Section 32, Township 39 South, Range 12 E. W. M. All that portion of Lots 1, 2, 3, and 4 lying Northerly of the Langell Valley Market Road, EXCEPTING therefrom the following described parcel of land: Beginning at the Northeast corner of the NE1/4 NE1/4 (Also described as Lot 1) of Section 5; thence West 1090.3 feet; thence South 27°57' East 104 feet; thence South 41°27' East 319 feet; thence South 18°59' East 528.7 feet; thence South 0°01' West 482 feet, more or less, to the South boundary line of said NE1/4 NE1/4 of said Section 5; thence East 662 feet, more or less, to the Southeast corner of said NE1/4NE1/4 of said Section 5; thence North 1,316 feet, more or less, to the point of beginning, being in Section 5, Township 40 South, Range 13 E.W.M. SAVING AND EXCEPTING from the above described property portions thereof conveyed to the United States of America for ditches and laterals.

PARCEL 2:

SW1/4NW1/4; NW1/4NW1/4; that portion of the NE1/4 SW1/4 lying Northwest of Langell Valley Irrigation District Drainage Ditch; and all of the W1/2SE1/4 NW1/4 lying Westerly of Lost River, in Section 32, Township 39 South, Range 12 E.W.M.

SUBJECT TO:

1. Taxes for 1960-81 are now a lien but not yet payable.
2. Liens and assessment of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. The assessment roll and the tax roll disclose the the within described premises were specially assessed as farm land. Taxes for the year 1979-1980, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These plus earned interest are due and payable when said reason for the deferment no longer exists.

4. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.

5. Agreement from drain ditch, including the terms and provisions thereof, by and between Claude H. Brown and Eva M. Brown, first party and J. Henry Thomas, second party, dated August 9, 1946, recorded August 16, 1946, in Volume 194 page 133, Deed records of Klamath County, Oregon. Affects NE1/4SW1/4, NW1/4SE1/4, ptn SE1/4SW1/4, SW1/4SE1/4 of Sec. 32.

6. Right of way for pole line conveyed by Keith L. Rice and Mary W. Rice, husband and wife, to The California Oregon Power Company, dated May 14, 1954, recorded May 20, 1954, in Deed Volume 267, page 102, Deed records of Klamath County, Oregon. Across Lot 1 Sec. 5, Twp. 40 S. R. 13 E.W.M.

7. Easement for Pump site and Pipe lines, including the terms and provisions thereof, by and between Frank L. King, Jr. and Virginia Lee King, et al., and The United States Department of the Interior Bureau of Reclamation, dated April 29, 1968, recorded June 18, 1968, in Volume M-68, page 5370, Deed records of Klamath County, Oregon. Affects Sec. 32.

8. Easement for Irrigation Distribution Canal, including the terms and provisions thereof, by and between Frank L. King, Jr. and Virginia Lee King, et al., and Langell Valley Irrigation District, dated April 29, 1968, recorded June 18, 1968, in Volume M-68, page 5372, Deed records of Klamath County, Oregon. Affects Sec. 32.

9. Reservations and restrictions in deed from Eugene Aiello to Robert D. Liudahl and Greta M. Liudahl, husband and wife, dated November 2, 1973, recorded December 4, 1973, in Volume M73, page 15673, Deed records of Klamath County, Oregon, as follows: "...the said grantor hereby reserves unto grantor the rights to all oil, petroleum, gas, asphaltum and other minerals, gaseous, liquid and solid, including but not limited to, geothermal rights in and under the above described real property." Affects ptn Secs. 31 & 32.

10. Subject to the requirements and provisions of O. R. S. Chapter 481 pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby.

11. Lease and agreement, including the terms and provisions thereof, by and between Eugene Aiello and Dowdle Corporation, dated June 13, 1973, recorded August 17, 1973, in Volume M-73, page 11141, Mortgage records of Klamath County, Oregon.

By Agreement, dated July 19, 1976, recorded July 29, 1976, in Mortgage Volume M-76 page 11647, mortgage records of Klamath County, Oregon, the above lease was subordinated to the lien of the Mortgage in Volume M-76 page 11644.

The and actual consideration paid for this conveyance
is \$350,000.00.

WITNESS Grantors' hands this 7 day of January,
1981.

Robert L. Robinson
ROBERT L. ROBINSON

Margaret R. Robinson

by: Robert L. Robinson
~~MARGARET R. ROBINSON~~
her attorney in fact

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared ROBERT L. ROBINSON ~~and MARGARET R. ROBINSON, his husband and wife~~, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-5-83

Unless a change is requested
all future tax statements shall
be sent to:

AFTER RECORDING RETURN TO:

State of Oregon)
County of Klamath) ss

Personally appeared Robert L. Robinson who, being duly sworn, did say that he is the attorney in fact for Margaret R. Robinson and that he executed the foregoing instrument by authority if abd ub behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before Me:

STATE OF OREGON,)
County of Klamath) ss

Filed for record at request of:

[Signature]
Notary Public for Oregon
my commission expires 8-5-83

Klamath County Title Co
on this 20th day of Dec. A.D. 19 81
at 11:51 o'clock A.M. and duly recorded
in Vol. 252 of Deeds Page 3546
Evelyn Hilde County Clerk
By [Signature] Deputy.

19842.00

WARRANTY DEED, PAGE THREE