

74694

WARRANTY DEED

Vol. 194 Page 1957

KNOW ALL MEN BY THESE PRESENTS, That WESWOOD BUILDING SUPPLY, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ALCO, INC.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT 'A'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$312,408.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of SEPTEMBER, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by

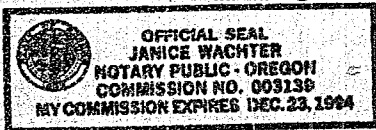
This instrument was acknowledged before me on January 12, 1994,

by

as

of

Weswood Building Supply, Inc.



My commission expires 12/23/94

WESWOOD BUILDING SUPPLY, INC.

PO BOX 7626

KLAMATH FALLS, OR 97602

Grantor's Name and Address

ALCO, INC.

2316 SOUTH 6TH STREET

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

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

Witness my hand and seal of County affixed.

By , Deputy.

EXHIBIT "A"
LEGAL DESCRIPTION

1958

PARCEL 1

Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon, and running thence South 0 degrees 03' 45" West along the Westerly line of said Cornett Tract a distance of 147.93 feet to an iron pipe; thence North 34 degrees 09' 30" East a distance of 122.5 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence North 55 degrees 50' 30" West along the Southerly right of way line of South Sixth Street, a distance of 82.93 feet, more or less, to the point of beginning, said tract being a portion of Tract 70, of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Beginning at an iron pin which marks the intersection of the present Southerly right of way line of South Sixth Street in the City of Klamath Falls, Oregon, with the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon, and running thence South 0 degrees 03' 45" West along the Westerly line of said Cornett Tract a distance of 117.83 feet to an iron pipe; thence North 89 degrees 56' 15" West a distance of 102.45 feet to an iron pipe; thence North 34 degrees 09' 30" East a distance of 155.1 feet to an iron pin on the Southerly right of way line of South Sixth Street; thence South 55 degrees 50' 30" East along the Southerly line of South Sixth Street, a distance of 18.82 feet, more or less to the point of beginning, said tract being a portion of Tract 70 of Enterprise Tracts, in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Beginning at an iron pipe on the West line of the Cornett property which lies South 0 degrees 03' 45" West a distance of 117.83 feet from the iron pin which marks the intersection of the West line of that certain parcel of land conveyed to Marshall E. Cornett, et ux, by Deed recorded on page 399 of Volume 111 of Deed Records of Klamath County, Oregon, and the Southerly right of way line of the present South Sixth Street in the City of Klamath Falls, Oregon and running thence: Continuing South 0 degrees 03' 45" West along the West line of the Cornett property a distance of 60.0 feet to a 3/4" iron pipe; thence North 89 degrees 56' 15" West a distance of 270.5 feet to a 1" iron pipe which lies on the East line of an unnamed street, thence North 0 degrees 22' 30" West along the East line of the unnamed street a distance of 60.0 feet to a 5/8" iron pipe, which marks the Southwest corner of that certain Tract deeded to Safeway Stores and recorded on page 156 of Volume 140 of Deed Records of Klamath County, Oregon; thence South 89 degrees 56' 15" East along the Southerly line of the above mentioned Safeway Stores Tract a distance of 270.9 feet, more or less, to the point of beginning, being a portion of Tracts 70 and 75 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4

Beginning at a point on the present Southwesterly right of way line of South Sixth Street which point bears South 55 degrees 50' 30" East a distance of 70.35 feet from the intersection of said Southwesterly right of way line with the North line of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 30' 30" West along a line parallel to and 10 feet South at right angles from the South line of Shasta Way, a distance of 21.27 feet to an iron pin; thence South 34 degrees 37' 30" West along the Southeasterly line of a 40 foot roadway, a distance of 170.2 feet to a 3/4" iron pipe; thence South 0 degrees 22' 30" East along the Easterly line of said roadway, a distance of 81.5 feet to a 5/8" iron pipe which marks the Northwest corner of Parcel 3 described above; thence South 89 degrees 56' 15" East along the North line of said Parcel 3 described above, a distance of 168.45 feet to a 3/4" iron pipe which marks the Southwesterly corner of Parcel 2 described above; thence North 34 degrees 09' 30" East along the Northwesterly line of said Parcel 2 described above, a distance of 155.1 feet to an iron pin on the Southwesterly right of way line of South Sixth Street as presently located and constructed; thence North 55 degrees 50' 30" West along said right of way line, a distance of 166.86 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 19th day
of Jan A.D., 19 94 at 10:02 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 1957.

Evelyn Biehn - County Clerk

By Darlene Muelendorfer

FEE \$35.00