



# KLAMATH COUNTY TITLE COMPANY

K-51266-D

## STATUTORY WARRANTY DEED (Individual or Corporation)

JEAN T. THOMAS, INITIAL TRUSTEE OF THE JEAN T. THOMAS DECLARATION OF TRUST, DATED DECEMBER 7, 1987 AS TO AN UNDIVIDED 1/2 INTEREST, Grantor, conveys and warrants to MCMAHAN'S OF SAN FERNANDO, Grantee, the following described real property in the County of KLAMATH and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

97 DEC 11 P3:10

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 425,000.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 1ST day of DECEMBER 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Jean T. Thomas, Trustee  
JEAN T. THOMAS, TRUSTEE

X Jean T. Thomas  
JEAN T. THOMAS, INDIVIDUALLY

STATE OF Hawaii, County of Honolulu ss.

The foregoing instrument was acknowledged before me this 3rd day of December 19 97 by Jean T. Thomas, Trustee,  
Jean T. Thomas, individually

Kary J. Devalita  
Notary Public for Oregon  
My commission expires: 5/15/01

### CORPORATE ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ by \_\_\_\_\_ and \_\_\_\_\_ of \_\_\_\_\_ a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MCMAHAN'S OF SAN FERNANDO  
2237 COLBY AVENUE  
WEST LOS ANGELES, CALIFORNIA 90064

NAME, ADDRESS, ZIP

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

SAME AS LISTED ABOVE

## Exhibit A

## Parcel 1:

A tract of land described as follows: Beginning at an iron pin which marks the Northeast corner of Tract 63 of Roland Park and which iron pin lies North 0°51' West along the 40 line a distance of 542.3 feet and North 89°09' East a distance of 287.2 feet from the iron axle which marks the Southwest corner of the NE ¼ SW ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 45°09' East a distance of 299.6 feet to an iron pin which lies on the Southwesterly right of way line of the State Highway 40 feet at right angles from the brass plug in the center line of the highway; thence in a Northwesterly direction following a 3°11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 150 feet (the long chord of this curve bears North 48°32' West a distance of 149.96 feet) to an iron pin; thence South 45°09' West a distance 221.6 feet to an iron pin; thence South 20°18' East a distance 164.5 feet, more or less, to the point of beginning, said tract being a portion of the NE ¼ SW ¼ of Sec. 1, Twp. 39 S., R. 9 E.W.M., and

Beginning at an iron pin which marks the Southeast corner of Tract 63, Roland Park, and which iron pin lies North 0°51' West along the 40 line a distance of 462.3 feet and North 89°09' East a distance of 262.2 feet from the iron axle which marks the Southwest corner of the NE ¼ SW ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 16°33' East along the Easterly line of above mentioned Tract 63, a distance of 83.8 feet to an iron pin; thence North 45°09' East a distance of 299.6 feet to an iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence following the Southerly right of way line of the highway the following bearings and distances: South 46°09' East a distance of 13.5 feet to an iron pin; thence North 43°51' East a distance of 10 feet to an iron pin; and South 46°09' East a distance of 216.5 feet to an iron pin; thence South 43°51' West a distance of 384 feet to an iron pin; thence North 46°09' West a distance of 198.4 feet more or less to the point of beginning, said tract in the NE ¼ SW ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that tract conveyed to the State of Oregon in Deed recorded January 11, 1972 in Volume M-72 page 342, Deed records of Klamath County, Oregon.

## Parcel 2:

A tract of land situated in the NE ¼ SW ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point situated N. 00°51' W. 462.3 feet, N. 89°06' E. 262.2 feet, and S. 46°09' E. 198.4 feet from the Southwest corner of the said NE ¼ SW ¼ of Section 1; thence continuing S. 46°09' E. 106.00 feet; thence N. 43°51' E. 150.00 feet; thence N. 46°09' W. 106.00 feet; thence S. 43°51' W. 150.00 feet the point of beginning, containing 0.37 acre, with bearings based on recorded Survey No. 625, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day  
of December A.D., 19 97 at 3:10 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 40327.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosa