

70361

WARRANTY TITLE

Page 02331

FRANK V. SURETZ, JR., Grantor, hereby grants, assigns, conveys, covenants, warrants and agrees that the following described real property, site of approximately 1.5 acres, more or less, located in the County of Fresno and State of California, more particularly described as follows: 1.5 acres, more or less, located in the County of Fresno and State of California, more particularly described as follows:

THE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS INSTRUMENT AND WHICH IS REFERRED TO AND SHOWN BELOW, IF ANY, AND THE GRANTOR WILL WARRANT AND DEFEND THE SAID PREMISES AND EVERY PART AND PARCEL THEREOF AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.

will, with the conveyance hereof, execute and deliver to the Grantee a deed of this instrument in trust for the benefit of the Grantee, and the Grantee shall have the following described real property, site of approximately 1.5 acres, more or less, located in the County of Fresno and State of California, more particularly described as follows: 1.5 acres, more or less, located in the County of Fresno and State of California, more particularly described as follows:

THE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS INSTRUMENT AND WHICH IS REFERRED TO AND SHOWN BELOW, IF ANY, AND THE GRANTOR WILL WARRANT AND DEFEND THE SAID PREMISES AND EVERY PART AND PARCEL THEREOF AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.

THIS INSTRUMENT WILL NOT AFFECT THE RIGHTS OF ANY OTHER PARTY WHOSE INTEREST IN THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT KNOWN TO THE GRANTOR AT THE TIME OF EXECUTION OF THIS INSTRUMENT. THE GRANTOR AGREES TO WAIVE ANY RIGHTS HE MAY HAVE TO REVOKE OR REScind THIS INSTRUMENT AND TO WAIVE ANY RIGHTS HE MAY HAVE TO REVOKE OR REScind THIS INSTRUMENT.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7900 Hill Road, Clovis, CA 93603

Dated this 20th day of January, 1999

Frank V. Suretz, Jr.
FRANK V. SURETZ, JR.

PLEASE INITIALIZE

STATE OF CALIFORNIA ss. January 20, 1999

COUNTY OF _____

Personally appeared the above named _____

FRANK V. SURETZ, JR.

and acknowledged the foregoing instrument to be his voluntary act.

 VERESA M. PURNOTI
Commission #1199442
Notary Public - California
Tulare County
My Comm. Expires Sep 14, 2001

Signature: *Veresa M. Purnoti*
Notary Public for California
My commission expires 9/14/2001

RECORD NO. MC46716-R

Return to: Trustees of the Suretz Family Trust

7900 Hill Road

Clovis, California 93603

99 JUN 27 AM 11:10

**EXHIBIT "A"
LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being a portion of Parcel 1 as shown on the recorded Major Land Partition No. 79-37, said tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hayward Avenue and the Easterly right of way line of Washburn Way, said iron pin being South 89 degrees 06' 00" East 64.11 feet and South 00 degrees 02' 42" East 30.00 feet from the Northwest corner of said Section 10; thence South 89 degrees 06' 00" East along the said Southerly right of way line of Hayward Avenue, 534.46 feet, more or less, to the West right of way line of Broadmore Street, as described in Volume M87 at page 12438, Microfilm Records of Klamath County, Oregon, thence along said West line of Broadmore Street South 00 degrees 09' 48" West 560.42 feet to a point on the North line of that tract of land described in Volume M86 at page 5650, Microfilm Records of Klamath County, Oregon, thence North 89 degrees 33' 43" West along said North line and the North line of Deed Volume M73 at page 10203, Microfilm Records of Klamath County, Oregon, to a 5/8 inch iron pin with cap on the Easterly right of way line of Washburn Way; thence North 00 degrees 02' 42" West along said Easterly right of way line, 564.75 feet to the point of beginning, with bearings based on the recorded map of survey of said Major Land Partition 79-37.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation by deed recorded December 21, 1995 in Volume M95 at page 34788, Microfilm Records of Klamath County, Oregon, and also in deed recorded December 12, 1996 in Volume M96 at page 38695, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON - COUNTY OF KLAMATH

Filed for record at request of _____ on this _____ day of _____, 1999, at _____ o'clock _____ M., and duly recorded in Vol. _____ of _____ of _____ in Page _____

Fee \$35.00

by _____
Linda Smith, County Clerk