

2012-014324

Klamath County, Oregon



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12/26/2012 02:58:33 PM

Fee: \$47.00

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TAX STATEMENTS TO: JAMES ANDROPOULOS LLC
Return To: Harry James Andropoulos
P.O. Box 955
Tarpon Springs, Fl. 34688

Mail Tax Bill To: **JAMES ANDROPOULOS LLC**
P.O. Box 955
Tarpon Springs, Fl. 34688

Prepared By: James Andropoulos

Warranty Deed

12/21/2010
Grantor(s):
Name James Andropoulos, a
Street Address Married Man
P.O.Box 955
City/State/Zip Tarpon Springs, Fl.
34688

TAX STATEMENTS
Grantee(s):
Name James Andropoulos
Street Address LLC.
P.O.Box 955
Tarpon Springs, Fl.
34688

Assessor's Property Tax Parcel/Map: R-3909-003BB-00200-000
Account Number: R526372

For good consideration, I, James Andropoulos, of Tarpon Springs, County of Pinellas, State of Florida, hereby bargain, deed and convey to James Andropoulos LLC, of Tarpon Springs, County of Pinellas, State of Florida, the following described land in Klamath County, State of Oregon, free and clear with Warranty Covenants; to wit:

1776 Avalon Street, Klamath Falls, Oregon, 97601

SEE EXHIBIT 'A' ATTACHED

Subject to: Easements and Covenants of Record
And the 7/21/94 Deed of Trust in favor of the U.S. Small Business Administration.

Grantor(s), for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor(s) is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor(s) and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor(s), will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor(s) and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

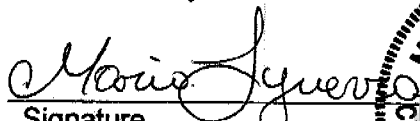
WITNESS that hands and seal of said Grantor(s) this 26 day of Dec, 2010


James Andropoulos, Grantor

State of Georgia
County of Cherokee

On 28, 2010, before me, James Andropoulos, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal


Signature



Affiant _____ Known _____
ID Produced Florida state
(Seal)

EXHIBIT "A"

A parcel of land being a part of Tracts 36 and 43, ENTERPRISE TRACTS, located in the Northwest one-quarter (NW1/4) of the Northwest one-quarter (NW1/4) Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of said Section 3; thence South $00^{\circ}00'30''$ East a distance of 73.00 feet; thence North $89^{\circ}54'00''$ East a distance of 510.00 feet to the true point of beginning. Said true point of beginning being on the Southerly boundary line of Shasta Way; thence continuing North $89^{\circ}54'00''$ East along said Southerly boundary line a distance of 555.00 feet; thence South $29^{\circ}34'00''$ East a distance of 171.97 feet (previous deed calls this 172.28); thence North $89^{\circ}54'00''$ East a distance of 40.21 feet (previous deed calls this 40.10 feet) to a point on the Westerly boundary line of Avalon Street; thence South $30^{\circ}37'30''$ West a distance of 636.15 feet (previous deed calls this South $30^{\circ}38'30''$ West a distance of 636.41 feet) to the Northeasterly corner of that tract of land deeded to McDonald Corporation in Volume M-71 at page 9231, Microfilm Records of Klamath County, Oregon; thence North $59^{\circ}17'30''$ West (previous deed calls this $59^{\circ}21'20''$ West) along the Northeasterly line of said McDonald Tract a distance of 200.00 feet to the Northwesterly corner of said McDonald Tract; thence South $30^{\circ}37'30''$ West (previous deed calls this South $30^{\circ}38'30''$ West) along the Northwesterly line of said McDonald Tract a distance of 140.00 feet to the Southwesterly corner of said McDonald Tract; thence North $59^{\circ}17'30''$ West a distance of 131.13 feet to the Northwesterly corner of that certain parcel described in Mortgage given by Rickfalls, Inc., to the United States National Bank of Oregon, dated March 28, 1961, recorded April 4, 1961 in Volume 201 at page 355, Mortgage Records of Klamath County, Oregon (previous deed calls this North $59^{\circ}21'30''$ West a distance of 130.67 feet); thence North $00^{\circ}00'30''$ West a distance of 647.38 feet to the true point of beginning.

Commonly known as: 1776 Avalon Street, Klamath Falls, Oregon 97601.