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3896

# Warranty Deed

This Indenture Witnesseth, That A-1 TELEPHONE ANSWERING SERVICE, INC., an Oregon corporation,

herein called "grantor," in consideration of TWENTY-FIVE THOUSAND AND NO/100 Dollars to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

GEORGE A. HOLT, a single man,

herein called "grantee," his heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lots 10 and 11, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the duly recorded plat thereof on file in the office of the County Clerk, Klamath County, Oregon.  
SUBJECT TO: (1) Reservations and restrictions contained in the dedication of Hot Springs Addition to the City of Klamath Falls, Oregon.  
(2) Trust Deed in the principal amount of \$24,000.00 given to Pauline Enderson, a single woman, recorded December 16, 1971, in Volume M-71, Page 13256, Mortgage Records of Klamath County, Oregon, the balance of which grantee assumes and agrees to pay according to the terms thereof,

APR 13 12 42 PM 1972

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, his heirs and assigns forever. Said grantor does covenant to and with said grantee, his heirs and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$25,000.00.

IN WITNESS WHEREOF, A-1 TELEPHONE ANSWERING SERVICE, INC., pursuant to a resolution of its board of directors, has caused these presents to be signed by its President and Secretary this 8 day of March, 1972.

A-1 TELEPHONE ANSWERING SERVICE, INC.

By: George A. Holt President

By: Bob Holt Secretary

H. F. SMITH  
Attorney at Law  
538 Main Street  
Klamath Falls, Oregon

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above-named

know to me to be the identical person described as grantor in the within Deed, and  
acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

STATE OF OREGON }  
County of JACKSON } ss. \_\_\_\_\_, 1972.  
County of KLAMATH }

Personally appeared GEO. A. HOLT and BOB HOLT  
who, being first duly sworn, did say that they are the President and Secretary,  
respectively,  
of A-1 TELEPHONE ANSWERING SERVICE, INC., an Oregon corporation,

and that the foregoing Deed was signed in behalf of said corporation by authority of its  
Board of Directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

*William K. Thake*  
NOTARY PUBLIC FOR OREGON  
My commission expires Nov. 21, 1975

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,  
County of Klamath

Filed for record at request of

GEORGE HOLE

on this 13 day of APRIL A.D. 19 72

at 12:42 o'clock P.M. and d.

recorded in Vol. M 72 of DEEDS

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Wm. L. Gilmer, County Clerk

By *W. L. Gilmer* Deputy

Fee \$4.00

Return to:

*See Exhibit*  
*300 Bond 1024*  
*W. L. Gilmer*