

A-29785

73937

Vol. 73 Page 2385

STEVENS NESS LAW FIRM, C.V., PORTLAND, ORE.

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantee as Tenants by Entirety).  
1967

KNOW ALL MEN BY THESE PRESENTS, That BOB STEWART TRUCKING, INC.

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by LES SCHWAB TIRE CENTERS OF  
OREGON, INC., husband and wife,  
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-  
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and  
appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of  
Oregon, described as follows, to-wit:

Lots 2 and 3 in Block 3, Tract 1009, Yonna Woods,  
according to the official plat thereof, records of  
Klamath County, Oregon.

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-  
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts,  
liens, assessments, rules and regulations for irrigation, drainage and sewage, and re-  
servations, restrictions, easements, and rights of way of record and those appar-  
ent on the land and that grantor will warrant and forever defend the above granted 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 \$ - 0 -  
part of the consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-  
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to  
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 26th day of  
February, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-  
porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, ) ss.

County of )

Personally appeared the above named

and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

Before me:  
(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of Klamath  
February 26, 1973

Personally appeared Bob Stewart and  
Marilyn J. Stewart, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of Bob

Stewart Trucking, Inc., a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Betty Crank  
Notary Public for Oregon  
My commission expires: 6-18-76

(OFFICIAL  
SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

GRANTEES: Les Schwab Tire Center  
Klamath Falls, Oregon

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

AFTER RECORDING RETURN TO

No.

Ramsey & Houta  
P.O. Box 368  
Klamath Falls, Oregon  
97601

FEE \$ 2.00

STATE OF OREGON

County of Klamath

I certify that the within instru-  
ment was received for record on the  
7th day of March, 1973,  
at 1:34 o'clock P.M., and recorded  
in book 73 on page 2385 or as  
filing fee number 73937, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drayton Deputy

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated October 24, 1964, executed and delivered by Raymond F. Batty and Jessie H. Batty, husband and wife, as grantor and recorded on November 2, 1964, in book 227 at page 70 of the Mortgage Records of Klamath County, Oregon, conveying real property situated in said county described as follows:

SEE ATTACHED DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: February 27, 1973.

WESTERN BANK, formerly the Bank of Klamath Falls, an Oregon banking corporation,

(If executed by a corporation, affix corporate seal)

By

Trustee

By Joseph W. Lance

Trustee

Klamath

(If the trustee who signs above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

Personally appeared the above named \_\_\_\_\_, 19\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

(ORS 93.490)

STATE OF OREGON, County of \_\_\_\_\_  
February 27, 1973

Personally appeared \_\_\_\_\_

Joseph W. Lance

Vice \_\_\_\_\_

president and \_\_\_\_\_ of Western Bank,

formerly the Bank of Klamath Falls, an Oregon banking corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Caroline N. Marshall  
Notary Public for Oregon  
My commission expires:

Feb. 9, 1974

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ of the Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy

TRUSTEE'S DEED OF RECONVEYANCE

TO

AFTER RECORDING RETURN TO  
Barron & Barron  
210 Barron Bldg.  
Klamath Falls, Ore.  
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Beginning at an iron pin on the East right-of-way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and S. 69° 43' E. a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 S. R. 10 E. W. M. in Klamath County, Oregon, and running thence: S. 76° 14' E. a distance of 226.5 feet to a point; thence South and parallel with the West Section line of said Section 7 a distance of 45.0 feet to an iron pin; thence East at right angles to said Section line a distance of 20 feet to an iron pin; thence North and parallel to said Section line a distance of 10.2 feet to an iron pin; thence South 69° 43' East a distance of 289.56 feet to a point; thence South 72° 44' East a distance of 43.1 feet to a point on the West line of the Enterprise Ditch; thence North 5° 25' West along the West line of said ditch a distance of 67.2 feet to an iron pin; thence North 15° 09' East a distance of 68.7 feet to an iron pin; thence North 67° 36' West along the Southerly right-of-way line of the O. C. & E. Railroad a distance of 610.4 feet to a point on the East right of way line of the Klamath Falls-Merrill Highway; thence South along the East right-of-way line of the Klamath Falls-Merrill Highway 163.8 feet to the point of beginning, being in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 39 S., R. 10 E. W. M. in Klamath County, Oregon.

STATE OF OREGON,  
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

On the 7th day of March A.D. 19 73  
at 1:34 o'clock P M, and duly

recorded in cl. M 73 of MORTGAGES

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Wm D. MILNE, County Clerk

B. Hazel Hazel Deputy

Fee \$4.00