

74812

## WARRANTY DEED

Vol. <sup>mv</sup> 73 Page 3753

This Indenture Witnesseth, THAT H. M. MALLORY and CHRISTINE W. MALLORY, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto THE BI-MART COMPANY, an Oregon corporation, its successors ~~herein~~ and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point on the Southwesterly line of South Sixth Street, as widened in 1946, North 55 deg. 50' 30" West 240 feet from the intersection of said line with the Westerly line of Washburn Way; thence North 55 deg. 50' 30" West 50 feet along the said line of South Sixth Street; thence South 34 deg. 09' 30" West 400 feet at a right angle to said line of South Sixth Street; thence South 55 deg. 50' 30" East 100 feet parallel to said line of South Sixth Street; thence North 34 deg. 09' 30" East 290 feet; thence North 55 deg. 50' 30" West 50 feet; thence North 34 deg. 09' 30" East 110 feet to the point of beginning, being a portion of Tract 805 of Enterprise Tracts, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to: Rights conveyed by Klamath Basin Cooperative to State of Oregon, by and through its State Highway Commission by deed recorded on page 240 of Volume 191 of Deeds, records of Klamath County, Oregon; Reservations in deed recorded Sept. 7, 1948, on page 445 of Vol. 224 of Deeds; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 27,500.00 ~~base~~

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee its ~~here~~ <sup>successors</sup> and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its ~~here~~ <sup>successors</sup> and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those aboveset forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of November, 1972

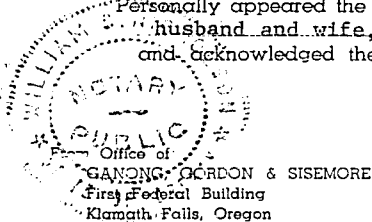
(SEAL)

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(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. November 30<sup>th</sup>, 1972.  
Personally appeared the above named H. M. Mallory and Christine W. Mallory husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*William S. Gordon*  
Notary Public for Oregon.  
My commission expires February 19, 1973

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of April, 1973, at 11:15 o'clock A.M., and recorded in book M 73 on page 3753 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Kazil Dragil* County Clerk--Recorder  
Deputy

PFE \$ 2.00

*Klam. Co. Title*  
*11-3*

APR 2 11 16 AM 1973