

88417

Vol. 74 Page 5438

- WARRANTY DEED -

A-24423

ARDEN-MAYFAIR, INC., a Delaware corporation, grantor, conveys to CARLSON'S FURNITURE, INC., all that real property situate in the County of Klamath, State of Oregon, described as:

That portion of Tract 805 of ENTERPRISE TRACTS, Klamath County, Oregon, according to the official plat thereof, more particularly described as follows: Beginning at the iron pin marking the intersection of the Southwesterly line of the Dalles-California Highway (So. Sixth St.) with the West line of said Tract 805, Enterprise Tracts; thence Southeasterly, along said Highway right of way line, a distance of 125.0 feet, more or less, to the most Northerly corner of the tract heretofore conveyed to Ralph W. Stearns; thence Southwesterly, at right angles to said Highway right of way line, a distance of 130.0 feet to a point; thence Northwesterly and parallel with said Highway right of way line, a distance of 34.40 feet, more or less, to the West line of said Tract 805; thence North along said West line, a distance of 158.46 feet, more or less, to the point of beginning. EXCEPTING THEREFROM a 10 foot strip along the Northeastly side of said parcel conveyed by Deed from Doris Fales, a single woman, to the State of Oregon, by and through its State Highway Commission, dated October 11, 1943, recorded October 29, 1943, in Vol. 159 page 390, Deed records of Klamath County, Oregon

and covenants that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty-Seven Thousand Five Hundred and No/100ths (\$27,500.00) DOLLARS.

DATED this 26th day of April, 1974.

ARDEN-MAYFAIR, INC., a Delaware corporation

By [Signature] President

By [Signature] Asst. Secretary

VANDENBERG AND BRANDSNESS

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

Until a change is requested all tax statements following address: Carlson's Furniture  
Ret. Carlson's Furniture  
2405 South 6th St  
Klamath Falls OR 97601

VANDENBERG AND BRANDSNESS  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601  
2. WARRANTY DEED

STATE OF OREGON  
Filed for  
this

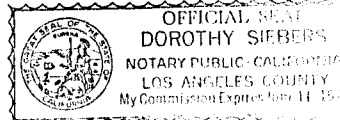
STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

WITNESS my hand and official seal.

Signature Margaret Siebers

Dorothy Siebers

Name (Typed or Printed) \_\_\_\_\_



(This area for official notarial seal)

Until a change is requested all tax statements shall be mailed to the following address: Carlson's Furniture 2405 So. 6th - K.F.O.

Ret: Carlson's Furniture  
2405 South 6th St.  
Klamath Falls, OR  
97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 1st day of May A. D. 1974 at 4:22 o'clock P.M., and

Recorded in Vol. M74, of Deeds on Page 5438

**VANDENBERG AND BRANDSNESS**

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

## 2. WARRANTY DEED

Fee \$4.00

Wm D. MILNE, County Clerk

By Hazel Brasil

with all interests, rights  
with all improvements  
located on or used in con-  
all of the foregoing to-  
hereunder, all of which  
dened by a certain prom-  
monthly payments comm-  
shall be the date

Grantors covenant possession thereof; that the same shall be free from all encumbrances; that the said property, if located in the state of Oregon, does not become subject to property taxes and assessments for the installment thereof; that the Beneficiary shall be of construction or to be considered as a good repair and continuously improving property; policies of insurance, with power to borrow money on the Beneficiary, at its option, to improve the premises; that they shall have the security for the indebtedness hereon, and they may carry out the same, and all other matters, at or the maximum rate of interest, and the Beneficiary at its option may sue to enforce the same sale hereunder at any future time, and the Beneficiary shall be the owner of the property or any part thereof, in fee simple, in trust deed and the said note, either in whole or on the said note. In the event of the addition or removal of any improver, the Beneficiary shall at Beneficiary's election be bound to file its records to reflect any change in the ownership of the property.

Grantors hereby

Grants hereby expressly authorize and empower Beneficiary and without affecting or restricting agents, attorneys, employees or a regard to the adequacy of the security, exclusive possession of the property, all rents and in-