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Warranty Deed Vol. 74 Page 9632

This Indenture Witnesseth, That BUENA VISTA LAND CO., INC., an Oregon corporation,

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

LARRY A. HERZMAN and ALICE A. HERZMAN, husband and wife,

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

Lots 14, 15, 16 and 17, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file with the Clerk of Klamath County, Oregon. ALSO that portion of vacated Oregon Avenue lying along the northerly boundary of said lots,

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 grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their 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, 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 \$28,000.00.

IN WITNESS WHEREOF, BUENA VISTA LAND CO., INC., pursuant to a resolution of its board of directors, has caused these presents to be signed by its President and Secretary this 30th day of July, 1974.

BUENA VISTA LAND CO., INC.

By *[Signature]* President
By *[Signature]* Secretary

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO LARRY A. AND ALICE A. HERZMAN,

9533

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

Personally appeared the above-named
known 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 KLAMATH } ss. July 20, 1974

Personally appeared ARTHUR E. ARCE AND H. MARSH LACE,
who, being first duly sworn, did say that they are the President and Secretary,
respectively, of BUENA VISTA LAND CO., INC., an Oregon corporation,
and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and the yacknowledged said Deed to be its voluntary act and deed.

Before me:
NOTARY PUBLIC FOR OREGON
My commission expires 10/19/75

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }
County of Klamath } ss.

Filed for record at request of:

on this 14th day of August, A.D. 1974
at 1:54 o'clock P.M. and duly
recorded in Vol. of
Page 111

WM. D. MILNE, County Clerk

By [Signature] Deputy

Return to:

M. & Mrs. Larry H. Hansen
907 S. 2nd St.
Bend, Oregon
May