

95844

WARRANTY DEED

Vol. 74 Page 16042

KNOW ALL MEN BY THESE PRESENTS, That HOWARD M. DOWNS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH COPELAND the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
An undivided 3% interest in the following property:  
All of Blocks 1, 2, 3, 4 and 5 of ADMIRAL COURT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

RECEIVED DEC 18 1974

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT AS SET FORTH ON THE ATTACHED EXHIBIT "A"

grantor will warrant and forever defend the said 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 \$15,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of November, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Howard M. Downs  
Howard M. Downs

STATE OF CALIFORNIA )  
City of San Francisco ) ss.  
November 29, 1974

Personally appeared the above named  
Howard M. Downs

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
Emma J. Bach

Notary Public for California  
My commission expires September 20, 1976

OFFICIAL SEAL  
EMMA J. BACH  
NOTARY PUBLIC - CALIFORNIA  
CITY & COUNTY OF SAN FRANCISCO  
My Commission Expires September 20, 1976

STATE OF OREGON, County of ) ss.  
Personally appeared )

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

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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st California Title Co.  
43 Sutter Street  
San Francisco, CA 94104

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

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 or as file/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

Taxes for 1974-75 are unpaid

Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

Easement for drainage purposes granted by United States of America, acting through the Federal Public Housing Authority to Alfred D. Collier, Trustee, dated January 17, 1946, recorded February 1, 1946, in Deed Vol. 184 page 496, records of Klamath County, Oregon.

Easement, including the terms and provisions thereof, between John L. Fowler, W. Fred Hoagland, Warren L. Bostick and J. Benton Bostick, Jr. and The California Oregon Power Company, a California corporation, dated October 12, 1955, recorded January 11, 1956, in Deed Vol. 280 page 331, records of Klamath County, Oregon.

Bill of Sale, including the terms and provisions thereof, between John L. Fowler, W. Fred Hoagland, Warren L. Bostick, and J. Benton Bostick, Jr. and the sellers, and The California Oregon Power Company, a California corporation, as buyer, dated October 12, 1955, recorded January 11, 1956, in Miscellaneous Vol. 12 page 161, records of Klamath County, Oregon.

Reservations and restrictions contained in the dedication and as shown on the plat of Admiral Court.

Mortgage, including the terms and provisions thereof, executed by W. Fred Hoagland and Eleanor Hoagland, his wife; John L. Fowler and Caroline Fowler, his wife; J. Benton Bostick, Jr. and Beverly Bostick, his wife; and Warren L. Bostick and Virginia Bostick, his wife, to Securities-Intermountain, Inc., a corporation, dated October 10, 1964, recorded October 28, 1964, in Mortgage Vol. 226 page 614, records of Klamath County, Oregon, to secure the payment of \$350,000.00. By assignment recorded November 20, 1964, in Mortgage Vol. 227 page 313, records of Klamath County, Oregon, said mortgage was assigned to Standard Insurance Company, an Oregon corporation. By assignment recorded January 15, 1974, in Vol. M74 page 516, said mortgage was assigned to Milton Mack Associates, Ltd., trustee.

Assignment of Leases and Rents, including the terms and provisions thereof, from W. Fred Hoagland et al., to Securities-Intermountain, Inc., an Oregon Corporation, dated October 27, 1964, recorded October 28, 1964, in Mortgage Vol. 226 page 619, records of Klamath County, Oregon, given as additional security for the mortgage shown in Exception No. 11. By assignment recorded November 20, 1964, in Mortgage Vol. 227 page 314, records of Klamath County, Oregon, said assignment of leases and rents was assigned to Standard Insurance Company, an Oregon corporation. By assignment recorded January 15, 1974, in Vol. M74 page 514, said assignment of rent and leases was assigned to Milton Mack Associates, Ltd., as trustee.

Financing Statement No. 44617, including the terms and provisions thereof, from Shasta View Apartments, debtors, to California Pacific Utilities Co., secured party, filed September 8, 1970, records of Klamath County, Oregon.

Mortgage, including the terms and provisions thereof, executed by Shasta View Properties, a partnership, to Warren L. Bostick and J. Benton Bostick, Jr. dated September 1, 1970, recorded September 28, 1970, in Vol. M70 page 8656, Microfilm records of Klamath County, Oregon, to secure the payment of \$120,000.00. By assignment recorded May 12, 1971, in Mortgage Vol. M71 page 4304, records of Klamath County, Oregon, said mortgage was assigned to John Ferris.

Mortgage, including the terms and provisions thereof, executed by Emil Magliocco, Jr. to Shasta View Properties, a partnership, dated September 1, 1970, recorded September 28, 1970, in Vol. M70 page 8660, Microfilm records of Klamath County, Oregon, to secure the payment of \$144,845.43.

218th Improvement Lien docketed April 18, 1974, in the Bond Lien Pocket for the City of Klamath Falls, on Card No. 62, in the amount of \$5,494.26.

16041

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 18th day of DECEMBER A. D. 19 74 at 11:00 A. M., and

duly recorded in Vol. M 74, of DEEDS on Page 16042

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton

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