

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FALLS PARK AND SHOP CORPORATION, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MILLER BROS., INC., hereinafter called 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:

Lots 1 and 2 in Block 78 of Klamath Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof.

SUBJECT TO: That certain Trust Deed dated September 6, 1967, and recorded October 24, 1967, in Microfilm Records as Document No. 17875, Vol. M67, Page 8275 of Mortgage Records of Klamath County, Oregon, from Klamath Falls Park and Shop Corporation, as Grantor, to Oregon Title Insurance Company, as Trustee, for United States National Bank of Oregon, as Beneficiary, which said Trust Deed and the obligation secured thereby, Grantee assumes and agrees to pay and perform according to its terms and to hold Grantor harmless therefrom.

(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 above-stated,

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 \$ 65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on January 6, 1975.

KLAMATH FALLS PARK AND SHOP CORPORATION

By *William L. Whytal* President
By *William L. Whytal* Secretary

STATE OF OREGON, County of Klamath, ss: January 7, 1975
Personally appeared William L. Whytal and Lewis Wayburn

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 Klamath Falls Park and Shop Corporation

, 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 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)

Notary Public for Oregon

My commission expires: 12-6-77

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

Miller Bros, Inc.
7th and Klamath Ave.
Klamath Falls, OR

Att: Dick Miller

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

FEE \$ 2.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of JANUARY, 1975, at 3:45 o'clock PM., and recorded in book M 75 on page 624 or as file number 96585, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *Hazel C. Drayton* Deputy

MAIL TAX STATEMENTS TO: Miller Bros., Inc.
7th and Klamath, Klamath Falls, OR 97601

RECEIVED JAN 14 1975

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