

1367

WARRANTY DEED (INDIVIDUAL)

38-5878 3  
Vol. 75 Page 6222GLEORA K. CHAPIN, *he*

WAYNE A. WILCOX,

of Klamath, State of Oregon, described as:

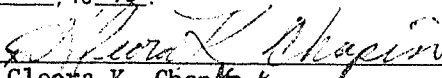
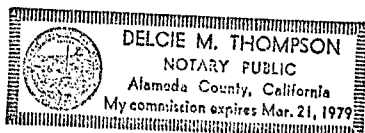
Lot 7 in Block 18 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,

## SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. City Lien #231, Card 15, docketed April 27, 1973 in the original amount of \$656.44.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 1,500.00.Dated this 12th day of May, 19 75.
  
 Gleora K. Chapin *he*
CALIFORNIA  
STATE OF ~~OREGON~~, County of Alameda ss.On this 23rd day of May, 19 75 personally appeared the above named Gleora K. Chapin and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

  
 Notary Public for CALIFORNIA
My commission expires: Mar 21, 1979

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

 After Recording Return to: *Send*  
 Tax Statements To:  
 Mr. Wayne A. Wilcox  
 3949 So. 6th St.  
 Klamath Falls, OR 97601
STATE OF OREGON, )  
) ss.  
County of KLAMATH )I certify that the within instrument was received for record on the 4th day of JUNE, 19 75 at 11:15 o'clock AM and recorded in book M 75 on page 6222 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By 

Deputy

FEE \$ 2.00

RECEIVED JUN 4 1975 11:15 am

1708

OPTION AGREEMENT

RECEIVED JUL 1 1967  
12:30 PM

ROBERT L. JOHNSON, TED BARNER, and JAMES ZIMMER, hereinafter called Grantors, for and in consideration of the sum of \$1,000 to them in hand paid by HAYWOOD, INC., hereinafter called Grantee, have granted, sold and conveyed unto the said Grantee the right and option upon the conditions hereafter stated to purchase from Grantors the following described real property situated in the County of Klamath, State of Oregon, described as follows:

Lots 33 and 34 of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, savings and excepting therefrom any portion thereof lying within the right of way of the Great Northern Railway Company. Also savings and excepting therefrom that portion thereof conveyed to Klamath County by deed recorded October 6, 1961, Deed Vol. 333, page 67, ALSO, savings and excepting therefrom that portion conveyed to James H. Bennington and Phyllis M. Bennington by deed recorded November 22, 1967, Deed Vol. M-67, page 9034, records of Klamath County, Oregon

This option is granted and may be exercised upon the following terms and conditions:

1. The term of this option shall be one year from the date of this instrument.
2. This option may be exercised by Grantee at any time during its term by mailing notice of its election to Grantors at the address shown below at any time within the term of the option.
3. Upon the exercise of this option Grantors agree to forthwith sell and convey the above described property and premises to Grantee and Grantee agrees to purchase the same upon the following terms and conditions:

(a) Grantee shall pay for the sale and conveyance of such property the sum of \$2,250 per acre to Grantors upon the closing of the purchase and sale. The \$3,000



paid for this option will be deducted from and considered a part of such payment.

(b) Grantor shall furnish an abstract of title or other evidence of marketable title promptly following the exercise of such option and Grantee shall determine that Grantors have such marketable title or shall give notice of any defect which it discovers and thereafter Grantors shall have a reasonable time to meet any such objections. Grantors may satisfy the requirements of this paragraph by furnishing a title insurance policy in form satisfactory to Grantee.

4. When title has been established to Maywood's satisfaction, the property will be conveyed by a general warranty deed to Grantee and Grantee will pay the balance of the purchase price. The parties agree to execute any and all instruments which may be necessary or convenient to complete the purchase and sale.

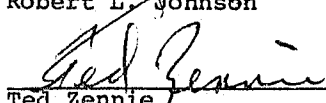
5. It is understood and agreed by the parties that if unable to furnish Grantors marketable title to Grantee's satisfaction, Grantors will repay to Grantee the option payment recorded herein.

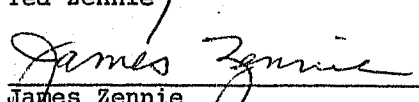
6. The address of Grantors for purposes of the notice provisions of this option agreement are shown below:

Robert L. Johnson  
Ted Zennie  
James Zennie  
1963 Lakeshore Drive  
Klamath Falls, Oregon 97601

This agreement shall be binding upon the parties hereto, their heirs, successors, representatives and assigns and is executed this 8th day of April, 1975.

  
Robert L. Johnson

  
Ted Zennie

  
James Zennie

6225

THE STATE OF OREGON :

COUNTY OF Klamath :April 8<sup>th</sup>, 1975

Personally appeared the abovenamed ROBERT L. JOHNSON, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Winifred Harten  
Notary Public in and for  
Klamath County, Oregon  
My Commission Expires 12-6-77

THE STATE OF OREGON :

COUNTY OF Klamath :April 8<sup>th</sup>, 1975

Personally appeared the abovenamed TED ZENNIE, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Winifred Harten  
Notary Public in and for  
Klamath County, Oregon  
My Commission Expires 12-6-77

THE STATE OF OREGON :

COUNTY OF Cook :April 13, 1975

Personally appeared the abovenamed JAMES ZENNIE, and acknowledged the foregoing instrument to be his voluntary act. Before me:

E. Lily Bach  
Notary Public in and for  
Cook County, Oregon Illinois  
My Commission Expires September 21, 1977

Ret:-Underwood, Wilson, Sutton, Berry, Stein & Johnson  
Amarillo National Bank Bldg.,  
Amarillo, Texas

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of UNDERWOOD, WILSON SUTTON BERRY et althis 4th day of JUNE 1975 at 12:30 o'clock P. M., andduly recorded in Vol. M 75, of DEEDS on Page 6223

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Ingle

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