

61-10307

A - 27122

11717

Warranty Deed

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This Indenture Witnesseth, That HARRY R. WAGGONER, aka H. R.

WAGGONER,

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

ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation,

herein called "grantee," its successors and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

The Southeasterly 19 feet of Lot 2 and the Northwesternly 51 feet of Lot 3, all in Block 10, ELDORADO ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Right of way for transmission line, including the terms and provisions thereof, given by Donald L. Sloan, et ux, to The California Oregon Power Company, a California corporation, dated May 31, 1950, recorded July 17, 1950, in Volume 240, Page 308, Deed Records of Klamath County, Oregon. (2) 1976-77 real property taxes which are now a lien but not yet due and payable,

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 grantee, its successors and assigns forever. Said grantor does covenant to and with said grantee, its successors and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$6,000.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of July, 1976.

H. R. Waggoner

At:

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

SEND TAX STATEMENTS TO:
ORE-CAL GENERAL WHOLESALE, INC.
Klamath Falls, Oregon 97601

11718

STATE OF OREGON }
County of KLAMATH } ss. July 28, 1976

Personally appeared the above-named HARRY R. WAGGONER, aka H. R. WAGGONER, known to me to be the identical person... described as grantor... in the within Deed, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires 8/14/79

STATE OF OREGON }
County of KLAMATH } ss. July 28, 1976

Personally appeared
who, being first duly sworn, did say that he the
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Date:

STATE OF OREGON; COUNTY OF KLAMATH; ss.
led for record at request of KLANATH COUNTY TITLE CO
-45 30th day of JULY A.D. 1976 at 4:09
Subj recorded in Vol. M 76 of DEEDS on Page 11717
FEE \$ 6.00
By *[Signature]* W. D. MILNE, County Clerk

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