

18143

WARRANTY DEED

Vol. M 76 Page 13207

KNOW ALL MEN BY THESE PRESENTS, That

KIPCO INC., a Nevada

Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JAMES H. SCHWARTZ, hereinafter called
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

(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 in EXHIBIT "A" ATTACHED

and that
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 \$ 52,800.00

① However, the actual consideration of the property of the grantor or the consideration of the property of the grantee, should be deleted. See ORS 22.030.

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 24 day of August, 1976;
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)

STATE OF OREGON,

County of _____

, 19

Personally appeared the above named _____

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath

) ss.

August 24, 1976

Personally appeared C. W. Davis and
Wilma Eakerwho, 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 KIPCO INC.,a Nevada 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 be-
half 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:
Notary Public for Oregon

My commission expires: _____

(OFFICIAL
SEAL)

KIPCO INC.

804 Churnes Drive

Carson City, Nevada

GRANTOR'S NAME AND ADDRESS

James H. Schwartz

1001 Loma Linda

Klamath Falls, OR 97601

After recording return to:

James H. Schwartz

1001 Loma Linda

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

James H. Schwartz

1001 Loma Linda

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instru-
ment 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

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EXHIBIT "A"

The following described real property in Klamath County, Oregon:

All those portions of Lots 1, 2 and 3 of Block 7, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, and that portion of vacated Shasta View Street adjoining Lot 3, more particularly described as follows:

Beginning at a point on the Northeasterly right of way Laguna Street, said point being on the Westerly line of vacated Shasta View Street and also being North 21° 14' West 74.00 feet from the Southwest corner of Lot 1 in Block 8, THE TERRACES; thence along the Northeasterly line of Laguna Street, North 21° 14' West 118.90 feet; thence North-easterly along the arc of a 19.0 foot radius curve having a long chord which bears North 41° 39 3/4' East 33.83 feet, a distance of 41.72 feet; thence Southeasterly along the arc of a curve which has a radius of 115.84 feet and a long chord which bears South 54° 20 1/2' East 83.42 feet, a distance of 85.34 feet; thence South 33° 14' East 43.42 feet to the most Northeasterly corner of that parcel described in Deed Volume M-75 at page 16322, Klamath County Deed Records; thence South 54° 13' 49" West, along the Northwesternly line of said parcel described in M-75 at page 16322, 87.50 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.
2. Easement for existing public utilities in vacated street area reserved by Ordinance No. 4872 and the conditions imposed by said Ordinance.

Klamath Falls, Oregon 97601
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of August A.D., 19 76 at 3:36 o'clock P.M., and duly recorded in Vol. M76 of Deeds on Page 13287.

FEE - Fee \$6.00

WM. D. MILNE, County Clerk

By Shirley A. Sars Deputy

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