

1-1-74

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ORVILLE F. HERMAN and RUTH L. HERMAN,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAKE, INC.

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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien now due and payable.
2. Reservations as contained in dedication of Hot Springs Addition.

(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 hereinabove

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 \$ 30,000.00

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 4th day of November, 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)

Orville F. Herman
Ruth L. Herman

STATE OF OREGON,

County of Klamath
November 5, 1976

} ss.

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and _____

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 _____

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____) ss.

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/rec'd number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jake, Inc.
7380 South 6th Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Jake, Inc.
7380 South 6th Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

17659

MTC NO. 834-2500

DESCRIPTION

Beginning at the southwest corner of Lot 6, Block 27 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence Northeasterly and parallel with Earle Street 55 feet to a point, running thence Northwesterly and parallel with Eldorado Avenue 100 feet to a point in the line between Lots 4 and 5 in said Block 27, thence Southwesterly and parallel with Earle Street 55 feet to the Northwest corner of said Lot 5, thence Southeasterly and parallel with Eldorado Avenue, 100 feet to place of beginning, being rear 55 feet of said Lots 5 and 6, Block 27, Hot Springs Addition to the City of Klamath Falls, Oregon.

STATE OF OREGON,
County of Klamath

Filed for record at request of

Mountain Title
on this 5 day of Nov A.D. 19 76
at 12:32 o'clock P M, and do
recorded in Vol. 1176 of Deeds
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Wm. D. MILNE, County Clerk

Paul L. Lick Deputy
62°