

27729

Warranty Deed

5764

Vol. 17 Page

This Indenture Witnesseth, That ORE-CAL GENERAL WHOLESALE, INC.,
an Oregon corporation,

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

BUENA VISTA LAND CO., INC., an Oregon corporation,

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

Lots 3 and 4, Block 13; S $\frac{1}{2}$ of Lot 8 and all of Lots 9, 10, 14, 15,
16, 17, 18, 19, 20, 21, 22 and 23 and the South half of the vacated
alley adjoining Lot 23, all in Block 24; Lots 1, 2, 6, 7, 8, 9, 10,
11, 12 and 13, Block 31, all of Block 38; Lots 3, 4 and 5, Block 39;
Lots 4, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 43, all in BUENA
VISTA ADDITION to the City of Klamath Falls, Oregon, according to the
official plat thereof on file in Klamath County, Oregon.
SUBJECT TO: All real property taxes assessed by Klamath County,
Oregon. Transmission line easement, including the terms and provisions
thereof, given by Klamath County, Oregon, by and through its Board of
County Commissioners, to the United States of America, dated January
9, 1952, recorded February 13, 1952, in Volume 252, Page 574, Deed
Records of Klamath County, Oregon, said easement assigned to California
Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded
April 12, 1954, in Volume 266, Page 316, Deed Records of Klamath County,
Oregon. Transmission line easement, including the terms and provisions
thereof, given by Harry R. Waggoner, aka H. R. Waggoner, and Norma
Elaine Waggoner, aka Norma E. Waggoner, to the United States of America,
dated August 7, 1952, recorded August 28, 1952, in Volume 256, Page
438, Deed Records of Klamath County, Oregon, said easement assigned to
The California Oregon Power Company by Quitclaim Deed dated March 31,
1954, recorded April 12, 1954, in Volume 266, Page 316, Deed Records of
Klamath County, Oregon,

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 it 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 it and its successors and representatives will warrant and defend
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$9,071.00.

IN WITNESS WHEREOF, ORE-CAL GENERAL WHOLESALE, INC., pursuant
to a resolution by its board of directors, has caused these presents to
be executed by its President and Secretary this 16 day of April,
1977.

ORE-CAL GENERAL WHOLESALE, INC.

By [Signature] President

By [Signature] Secretary

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

SEND TAX STATEMENTS TO:
BUENA VISTA LAND CO., INC.
P. O. BOX 1836, Klamath Falls, Oregon 97601



5765

STATE OF OREGON }
 County of KLAMATH } ss. _____, 19____

Personally appeared the above-named

known to me to be the identical person... described as grantor... in the within Deed, and
 acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
 My commission expires _____

STATE OF OREGON }
 County of KLAMATH } ss. April, 1977

Personally appeared HARRY R. WAGGONER and JEWELL HUSTON,
 who, being first duly sworn, did say that they are the President and Secretary,
 respectively, of ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation,

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

Before me:

NOTARY PUBLIC FOR OREGON
 My commission expires April 1980

Warranty Deed

From

To

Recording Data:

State of Oregon, } ss.
 County of Klamath }

I hereby certify that the within instrument was
 received and filed for record on the 6th
 day of APRIL, 1977, at 2:15
 o'clock P M. and recorded on Page 5764
 in Book M. 77 Records of DEEDS
 of said County.

WM. D. MILNE, County Clerk

By W. D. Milne Secretary

Fee \$1.00

Return to: