

35980

SPECIAL WARRANTY DEED

Vol. 77 Page

17542

KNOW ALL MEN BY THESE PRESENTS, That Town & Country Mortgage & Investment Inc., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Klamath Medical Clinic, P.C., Profit Sharing Trust hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 13, Block 49 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,329.69

~~However, the consideration stated above does not include the payment of the taxes and assessments on the whole or part of the property described in this deed, which shall be paid by the grantee.~~

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 15th day of September, 1977; 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.

TOWN & COUNTRY MORTGAGE & INVESTMENT INC.

By: Richard H. Marlatt
Richard H. Marlatt, President.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____,

19____,

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath) ss.

September 15, 1977

Personally appeared Richard H. Marlatt and _____

who, being duly sworn,

and do hereby certify that the former is the president of Town & Country Mortgage & Investment Inc.

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 behalf 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: 11-9-79

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of September, 1977,

at 9:42 o'clock A.M., and recorded in book M77 on page 17542 or as file/reel number 35980

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By: Hazel D. Maguire Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CERTIFIED MORTGAGE CO.
928 KLAMATH AVENUE
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP