

38-13287 K

FORM No. 633--WARRANTY DEED (Individual or Corporate).

STEVENESS LAW PUBLISHING CO. PORTLAND, OR. 97204

1-1-74

36926

WARRANTY DEED

Vol. 77 Page 19083

KNOW ALL MEN BY THESE PRESENTS, That **COMMANDER BOARD OR-CAL, INC., an Oregon Corporation**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **WALTER CASTER and DORIS P. CASTER, husband and wife**, 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:

Lots 7 and 8 in Block 10, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$100,000.00,

Dated : March 30, 1977

Recorded : April 1, 1977

Book: M-77

Page: 5480

Trustor : Commander Board Ore-Cal., Inc., an Oregon Corporation (aka Commander Board Or-Cal., Inc., an Oregon Corporation)

Trustee : D.L. Hoots

Beneficiary : Security Savings & Loan Association

... which the GRANTEES herein agree to assume and pay

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on reverse...)

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 those specifically set forth in this document.

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 \$140,200.00. 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 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:

COMMANDER BOARD OR-CAL, INC., an Oregon Corporation

BY: *David Terhune*
President

BY: *Kathy R. Madlame*
Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, ss.

1977

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 19, 1977

Personally appeared **David Terhune** and **Jean H. Terhune**

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 **Commander Board Or-Cal, 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:

Kathy R. Madlame

Notary Public for Oregon

My commission expires: **6-13-80**

(OFFICIAL SEAL)

Commander Board Or-Cal, Inc.

GRANTOR'S NAME AND ADDRESS

Walter Caster & Doris P. Caster

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter Caster & Doris P. Caster

NAME, ADDRESS, ZIP

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

Walter Caster & Doris P. Caster

1416 Yucca
Medford, Or 97501

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.

I certify that the within instrument was received for record on the day of _____, 1977,

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.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

(continued)

19084

ALSO SUBJECT TO:

The taxes for the year 1977-78 which are now a lien but not yet payable.

An easement created by instrument, including the terms and provisions thereof,

Dated : March 25, 1977
Recorded : March 28, 1977 Book: M-77 Page: 5168
In Favor Of : Eddie K. Wells and Margaret H. Wells
For : Hot water pipe lines.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 6th day of OCTOBER A. D. 1977 at 3:45 o'clock P.M., and

July recorded in Vol. M77, of DEEDS on Page 19083

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernetha M. Litch