

40187

WARRANTY DEED

Vol. 77 Page 23855

KNOW ALL MEN BY THESE PRESENTS, That AGENCY INVESTORS, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK H. HILTON, 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:

A tract of land situated in the NE 1/4 of SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of Lalakes Avenue and the South line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue, 300 feet to the point of beginning; thence continuing South along Lalakes Avenue, 100 feet; thence Northwesterly parallel to Schonchin Street to the East line of Charley Avenue; thence Northeasterly along Charley Avenue, 104.6 feet; thence Southeasterly parallel to Schonchin Street to the point of beginning, being lots 62 and 63 of unrecorded SPIINKS 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 those of record and apparent upon the land,

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 \$ 10,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of December, 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.

77 DEC 5 10 55

(If executed by a corporation, affix corporate seal)

By: Wallace A. Watkins, President, AGENCY INVESTORS, INC.

STATE OF OREGON, County of Klamath, ss. December 8, 1977.

Personally appeared Wallace W. Watkins, 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 Agency Investors, 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.

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

Before me: Notary Public for Oregon, My commission expires:

Before me: Notary Public for Oregon, My commission expires: 8-23-81

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and After recording return to: Mark H. Hilton, 813 10th Street, Davis, Ca. 95616.

STATE OF OREGON, County of Klamath, ss. I certify that the within instrument was received for record on the 9th day of December, 1977, at 10:55 o'clock AM., and recorded in book M77 on page 23855 or as file/reel number 40187, Record of Deeds of said county. Witness my hand and seal of County affixed. Wm. D. Milne, Recording Officer, By: Loretta B. Detoch, Deputy. Fee \$3.00