

56052

KNOW ALL MEN BY THESE PRESENTS, That ORE-CAL GENERAL WHOLESALE, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE C. CHURCH and MARY A. CHURCH, 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 appearing, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

**** SEE LEGAL DESCRIPTION SET FORTH ON REVERSE

(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

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 \$40,000.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 3rd day of October, 1978; 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:

ORE-CAL GENERAL WHOLESALE, INC.

(If executed by a corporation, affix corporate seal)

By: [Signature]

By: X [Signature] Sec

STATE OF OREGON,

County of _____

ss.

STATE OF OREGON, County of Klamath) ss.

10-3, 1978

Personally appeared Harry R. Wagoner and Jewell Huston 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 Ore-Cal

General Wholesale, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: April 8, 1980

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of _____, 19____,

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wayne C & Mary A Church
5221 Pacific Terrace
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

no change requested

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

An undivided one-fourth interest in and to the following, being all the grantor's right, title and interest in said property:

DESCRIPTION

SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

AND Beginning at the Southeasterly corner of a tract of land conveyed to Alfred Collier by Deed recorded in Deed Volume 176 at page 371, said point being North 68° 46' East 310 feet from the Northeast corner of Block 42, HILLSIDE ADDITION; thence North 21° 14' West 1360.9 feet to a point; thence North 0° 00' East 80.6 feet to a point, thence South 68° 46' West 250 feet to a point which is the Northeast corner of Block 37, said Hillside Addition; thence North along the East boundary of Blocks 15 and 16 and being the East boundary of Hillside Addition, 801.6 feet, more or less, to the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence East 1320 feet, more or less to the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence South along the East boundary of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28 to a point North 68° 46' East of the point of beginning; thence South 68° 46' West to the point of beginning, being a portion of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits if streets, roads or highways.
3. Grant of Right of Way, granted to The California Oregon Power Company, a California corporation, recorded in Volume 292, page 349, Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

the 3rd day of October A. D. 1978 at 3:40 o'clock P. M., and duly recorded in Vol. M78, of Deeds on Page 22023

Wm D. MILNE, County Clerk

By Bernetha A. Heltsch

Fee \$6.00

STATE OF OREGON

County of

Deputy

Deputy

Deputy

Deputy

Deputy

Deputy