

1-1-74

61400

WARRANTY DEED

Vol. 79 Page

KNOW ALL MEN BY THESE PRESENTS, That RUG RUNNERS HOME DECORATING CENTER, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. ALAN BOWKER and LENIS M. BOWKER, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto pertaining, situated in the County of Klamath and State of Oregon, described as follows:

Lots 1, 2 and 3, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon.
 SUBJECT TO: (1) Regulations, levies, liens and utility assessments of the City of Klamath Falls. (2) Any statutory liens for labor or materials, including lien for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation. (3) 1978-79 real property taxes.

(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, that said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that said grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above,

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 \$9,000.00. However, the actual consideration consists of other property of value given to the grantee, the consideration indicated by the terms of the deed is \$9,000.00, which is grammatical.

In construing this deed and where the context so requires, the singular includes the plural and 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 January, 1979, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized in order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

RUG RUNNERS HOME DECORATING CENTER, INC.

By Frederick R. Marchand
By Carol Ann Marchand

STATE OF OREGON, County of Klamath
January 8, 1979

Personally appeared FREDERICK R. CAROL ANN MARCHAND

each for himself and not one for the other, did say that he is president and she is secretary of

HOME DECORATING CENTER, INC.

and that said instrument was signed in behalf of said corporation by authority of its board of directors and that said instrument was signed and acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: May 13, 1981

RUG RUNNERS HOME DECORATING CENTER, INC.

GRANTOR'S NAME AND ADDRESS

W. ALAN BOWKER and LENIS M. BOWKER

GRANTEE'S NAME AND ADDRESS

After recording return to:

W. Alan Bowker
1939 Kimberly
City, Oregon
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDING USE

STATE OF OREGON

County of Klamath

I certify that this instrument was received on the 19th day of January, 1979, at 3:55 o'clock in book M79 of file/reel number 6. Record of Deeds of Klamath County affixed.

William D. Burns

Fee: \$3.00

Deputy