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3877803
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR 97204

Vol. m 79 Page 5180

KNOW ALL MEN BY THESE PRESENTS, That

DELOS B. PARKS, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WINEMA ELECTRIC, INC., an Oregon Corporation, 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:

Lot 7, in Block 71, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon, also known as 2002 Oregon Avenue, Klamath Falls, Oregon.

SUBJECT TO: A Trust Deed, dated May 16, 1973, and recorded in the office of the Klamath County Recorder at Volume m-73, page 6135 on May 21, 1973, wherein David C. Groves and Linda M. Groves are the Grantors, Transamerica Title Insurance Company is the Trustee, and Equitable Savings & Loan Association is the Beneficiary; and easements and restrictions of record and those apparent on the land.

(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 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 \$21,000.00

~~However, the actual consideration consists of or includes other property or value from the grantor which is the whole or part of the consideration indicated which is hereby acknowledged and accepted 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 1st day of March, 1979; 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.

(If executed by a corporation, affix corporate seal)

Delos B. Parks, Jr.

STATE OF OREGON,

County of Klamath

March 1, 1979

Personally appeared the above named
DELOS B. PARKS, JR.

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

Before me:

(OFFICIAL SEAL)

Donna L Rogers

Notary Public for Oregon

My commission expires: 6-28-81

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and _____ 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 _____

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:

Mr. Delos B. Parks, Jr.
228 North Seventh
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Winema Electric, Inc.
735 Commercial
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Electric, Inc.
735 Commercial
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Winema Electric, Inc.
735 Commercial
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of March, 1979, at 10:50 o'clock AM, and recorded in book M79 on page 5180 or as file/reel number 63598.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernetha Houtsch Deputy

Fee-\$3.00

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