

63974

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN STRIBLING FORD LINCOLN MERCURY INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BALSIGER MOTOR COMPANY

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:

PARCEL 1: Lot 41 and lot 81 to 91, inclusive, Balsiger Tracts, subject to a 40 foot right-of-way adjacent to and parallel with South 6th St., according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

PARCEL 2: Lots 1, 2, 3 and 4 in block 1, and block 242 of Mills Second Edition to the City of Klamath Falls, Oregon, according to the supplemental plat of the westerly portion of Block 242 Mills Second Edition to the City of Klamath Falls, Oregon, excepting and reserving from the above described property that portion thereof conveyed by Frank Ferrari, et ux to the State of Oregon by deed recorded on page 201 of Volume 148 of Deeds, records of Klamath County, Oregon.

PARCEL 3: The Southerly 79.7 feet of Lots 10, 11, 12 and 13 in Block 9 of Railroad Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in

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 it shall be subject to the following: 1) liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; 2) reservations in dedication of Balsiger Tracts 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 \$ property only. 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 26th day of February, 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.

JOHN STRIBLING FORD LINCOLN MERCURY, INC.
By John Stribling, President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

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Personally appeared the above named John Stribling

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath } ss.
FEB. 26, 1979

Personally appeared JOHN STRIBLING and

who, being duly sworn, did say that the above is the president and that the seal of the Ford Lincoln Mercury, Inc. is 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.

James Peters
Notary Public for Oregon
My commission expires: MY COMMISSION EXPIRES JULY 6, 1980

John Stribling Ford-Lincoln-Mercury, Inc.
Main & Espanade

Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Balsiger Motor Company

Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

WESTERN BANK

P. O. Box 669

Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

P. O. Box B

Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

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.

By Recording Officer
Deputy

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NOTAR PUBLIC
I, _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Klamath County, Oregon.

the office of the County Clerk of Klamath County, Oregon.

3) easement, including the terms and provisions thereof, dated November 5, 1946, recorded November 18, 1946, in Deed Volume 198 at page 408, from Balsiger Motor Company, a corporation to The California Oregon Power Company, a corporation; 4) mortgage, including the terms and provisions thereof, executed by John Stribling Ford, Lincoln, Mercury, Inc., an Oregon corporation to E.E. Balsiger and A.V. Moore dated June 6, 1978, recorded June 8, 1978, in M78 at page 12228, Microfilm records Klamath County, Oregon, to secure the payment of \$618,926.88.

CLERK OF COUNTY OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

Witness my hand and seal this 14th day of March, A. D. 1979 at 9:58 o'clock A.M., on

file recorded in Vol. M79, of Deeds on Page 5787

Wm D. MILNE, County Clerk

By Bernard J. Leitch

Fee \$6.00