

66866

WARRANTY DEED

ST. ELEN'S LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 179 Page 10179

KNOW ALL MEN BY THESE PRESENTS, That GARTER ENTERPRISES, INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. C. CASTLE,

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:

Beginning at a point 1280 feet East and 1080 feet North of the section corner common to Sections 19, 20, 29 and 30; thence North 151.7 feet to the true point of beginning; thence North 110 feet; thence West 150 feet; thence South 110 feet; thence East 150 feet to the point of beginning, all in Section 20, Twp. 38 South, Range 9, E.W.M.

Subject to an easement for parking purposes in favor of the following-described real property: Beginning at a point 1280 feet East and 1080 feet North of the section corner common to Sections 19, 20, 29, 30; thence North 261.7 feet; thence West 150 feet to the true point of beginning; thence West 121 feet; thence South 261.7 feet; thence East 121 feet; thence North 261.7 feet to the point of beginning, all in Sec. 20, Twp. 38 S., R. 9, E.W.M.; and Beginning at a point 1280 feet East and 1080 feet North of the section corner common to Sections 19, 20, 29 and 30; thence North 151.7 feet; thence West 150 feet; thence South 151.7 feet; thence East 150 feet to the point of beginning, all in Sec. 20, Twp. 38 S., R. 9, E.W.M.

(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 charges and assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any,

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 \$ 5,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, 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 3d day of May, 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)

STATE OF OREGON,

County of

) ss.

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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:

GARTER ENTERPRISES, INC.

By

By

President

Secretary

STATE OF OREGON, County of Klamath

May 2, 1979

) ss.

Personally appeared Arden H. Million

and

Ferne E. Million,

who, being duly sworn,

each for himself and the other, did say that the former is the

president and that the latter is the

secretary of

Garter Enterprises, 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:

Notary Public for Oregon

My commission expires: 6-15-82

(OFFICIAL SEAL)

Garter Enterprises, Inc.
2041 Homedale Road
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

W. C. Castle
Rt. 5, Box 1022
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

W. C. Castle
Rt. 5, Box 1022
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 3th day of May, 1979, at 3:27 o'clock P.M., and recorded in book 179 on page 10179 or as file/reel number 66866

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ma. D. Milne

Recording Officer
By Bernhardt A. Hirsch Deputy

Fee \$3.00

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