

# MOUNTAIN TITLE COMPANY

K-31912

68507

WARRANTY DEED

Vol. 179 Page 13211

KNOW ALL MEN BY THESE PRESENTS, That MARION APARTMENTS, a partnership consisting of FRANK R. BOGATAY and JOANN HENZEL hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERNARD SPERA 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:

Lots 5 and 6 in Block 10 of Original Twon of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
2. Contracts and leases with Klamath Housing Authority regarding Charles Porter, Anna Ambord and Iris Greenwood.
3. Any existing leases with tenants.

(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 Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land and those hereinabove set forth.

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 \$ 349,000.00. (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 5th day of June, 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 Klamath

June 5, 1979

Personally appeared the above named

Frank R. Bogatay and JoAnn Henzel as partners and on behalf of Marion Apartments

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

(OFFICIAL SEAL)

Before me, Notary Public for Oregon

My commission expires: 11-3-80

STATE OF OREGON, County of

Personally appeared

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

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:

(OFFICIAL SEAL)

Marion Apartments

Frank R. Bogatay & JoAnn Henzel

223 North 6th Street

Klamath Falls, Oregon 97601

Bernard Spera

45 La Solano

Millbrae, Calif 94030

After recording return to:

Bernard Spera

45 La Solano

Millbrae, Calif 94030

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

Bernard Spera

45 La Solano

Millbrae, Calif 94030

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of June, 1979, at 11:16 o'clock A.M., and recorded in book 179 on page 13211 or as file/reel number 68507.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY