

1-1-74

72902

WARRANTY DEED

Vol. 79 Page 20236



KNOW ALL MEN BY THESE PRESENTS, That DARL C. McDIARMID and PHYLLIS A. McDIARMID, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUBURBAN FINANCE COMPANY, 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:

A tract of land situated in the SW $\frac{1}{4}$ of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land conveyed to Fremont Glass & Millwork Company, recorded in Volume M70 at page 1756 Klamath County Deed Records; thence South 00°02'15" East along the Easterly right of way line of Washburn Way a distance of 325.00 feet to the true point of beginning of this description; thence South 00°02'15" East along the Easterly right of way line of Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence South 89°30'00" East parallel with the South line of said Fremont Glass & Millwork Company tract a distance of 175.00 feet to a 5/8 inch iron pin; thence North 00°02'15" West parallel with Washburn Way a distance of 158.76 feet to a 5/8 inch iron pin; thence North 89°30'00" West a distance of 175.00 feet to the true point of beginning of this description. Saving and excepting therefrom the Southerly 30 feet thereof.

(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 easements, restrictions, rights of way of record, reservations, and those apparent on the land

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 \$ 15,000.00

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 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 24th day of August, 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)

Darl C. McDiarmid, c/o
Phyllis A. McDiarmid

STATE OF OREGON, } ss.
County of Klamath,
August 24th, 1979.

Personally appeared the above named
DARL C. McDIARMID and PHYLLIS A.
McDIARMID.

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

Before me,
(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 4-15-80

STATE OF OREGON, County of _____) ss.
19 _____

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 _____

_____, 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 be-
half 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:

DARL C. and PHYLLIS A. McDIARMID
3916 Kelley Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

SUBURBAN FINANCE COMPANY
3928 South Sixth Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SUBURBAN FINANCE COMPANY

NAME, ADDRESS, ZIP

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

SUBURBAN FINANCE COMPANY

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
24th day of August, 1979,
at 2:53 o'clock P.M., and recorded
in book M79 on page 20236 or as
file/reel number 72902.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By *Deborah Helich* Recording Officer
Deputy
Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE