

74862

## WARRANTY DEED

Vol. M79 Page 23359

KNOW ALL MEN BY THESE PRESENTS, That PATRICK J. OLIVER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN S. NOLAN, 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: An undivided one-half interest as a tenant in common to N 1/2, NE 1/4, SE 1/4 and NE 1/4, NW 1/4, SE 1/4 of Section 7, Township 39 South, Range 8 East, Willamette Meridian together with that certain easement given by Weyerhaeuser Company to Patrick J. Oliver by instrument dated June 25, 1979, recorded July 11, 1979, Vol. M79, page 16351, Deed Records of Klamath County, Oregon.

Subject to easements, rights of way, and restrictions of record and apparent on the land and to Trust Deed from Patrick J. Oliver to Klamath County Title Company as Trustee for Round Lake Estates, Ltd., a California limited partnership, recorded October 18, 1978, Vol. M78, page 23354, Mortgage Records of Klamath County, Oregon.

(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 set forth above and taxes for 1979-80, one-half of which grantee assumes and agrees to pay;

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 \$ 294,750.00

~~However, the above consideration shall not be deemed to include any taxes, interest, or other charges which may be levied or assessed against the premises or the grantor or the grantee or their heirs, successors and assigns.~~ (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 25<sup>th</sup> day of September, 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)

Patrick J. Oliver

STATE OF OREGON,

County of Multnomah } ss.  
Sept 28, 1979.

Personally appeared the above named Patrick J. Oliver

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-30-81

Patrick J. Oliver

21547 Stony Ridge Road  
Bend, Oregon 97701

GRANTOR'S NAME AND ADDRESS

John S. Nolan

6840 S.W. 10th

Portland, Oregon 97219

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN NOLAN  
OREGON BANK BLDG  
PORTLAND, ORE  
97204

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

JOHN NOLAN  
OREGON BANK BLDG.  
PORTLAND, ORE  
97204

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fce/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

23360

Grantee assumes and agrees to pay one-half of the \$37,500 which constitutes the amount necessary to obtain reconveyance of the portion of the property covered by this Trust Deed that is described above in this Deed.

Grantee further assumes and agrees to pay one-half of the promissory notes in favor of the below listed creditors as follows:

William H. Bloom	\$48,000
Tri-M Builders	40,000
Colby Howe, Jr.	25,000
Jean H. Bloch	15,000
Ralph Cope and Douglas Cope	12,000

Grantee further assumes and agrees to pay one-half of the March 15, 1979, Promissory Note in favor of RAINIER CREDIT COMPANY in the amount of \$200,000 which is secured by a mortgage of even date recorded March 19, 1979, Vol. M 79, page 6214, Mortgage Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 2nd day of October A. D. 1979 at 3:53 clock P.M., on

July recorded in Vol. M79 of Deeds on Page 23359

Wm. D. MILNE, County Clerk

By Bernetha H. H. H. H.  
Fee \$7.00