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30-M-20206-0

Vol. ^m 79 Page 236C4

WARRANTY DEED (CORPORATION)

CHURCH OF GOD OF OREGON, Headquarters, Cleveland Tennessee Inc., a

Oregon

corporation, hereinafter called grantor, conveys to

(State of incorporation)

WILLIS J. CLEAVER and MAY E. CLEAVER, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT 'A'

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

AS SHOWN ON THE ATTACHED EXHIBIT 'A'

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 46,900.00 *

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
1st day of October, 19 79.

(Corporate Seal)

By B. L. Kelley President

By _____ Secretary

STATE OF OREGON, County of Klamath) ss.October 4, 19 79.

Personally appeared B. L. Kelley who, being duly sworn,
did say that he is the President of
Church of God of Oregon 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 he acknowledged said
instrument to be its voluntary act and deed.

Before me:

W. Darlene P. Addington

Notary Public for Oregon

My commission expires: 3-22-81

Official Seal

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to: Tax Stmts to
Mr. & Mrs. Willis J. Cleaver
2839 Crest
Klamath Falls, OR
Tax Stmts to
Same as now of record

STATE OF OREGON,)

) ss.

County of _____)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

EXHIBIT 'A'

23605

A portion of the SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance of 680.3 feet, and South 89° 26' West a distance of 1133 feet, from the iron pin which marks the section corner common to Sections 2, 3, 10, and 11, Township 39 South, Range 9 East of the Willamette Meridian; and running thence continuing South 89° 26' West a distance of 151.5 feet; thence North 1° 05' West 143.7 feet; thence North 89° 24' East 56.7 feet to the Westerly boundary of the U.S.R.S. Drain; thence South 34° 19' East along the Westerly boundary of the U.S.R.S. Drain 172.9 feet to the point of beginning.

SAVING AND EXCEPTING a strip 20 feet wide along the Northerly boundary of the above described property.

SUBJECT TO:

- 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- 2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 3) An easement created by instrument, including the terms and provisions thereof, recorded October 10, 1916 in Book 46 at Page 159.
- 4) Mortgage, including the terms and provisions thereof, recorded November 4, 1976 in Book M-76 at Page 17548, in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, which Mortgage the Grantees herein agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 4th day of October A. D. 1979 at 3:18 clock P.M., and

duly recorded in Vol. 479, of Deeds on Page 23604

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00