

1-174-75435

WARRANTY DEED

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Page

24222



KNOW ALL MEN BY THESE PRESENTS, That KLARA M. MATHIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BHF Properties, Ltd., 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:

PARCEL 1: A piece or parcel of land situate in a portion of Government Lot 4 in Section 34 T.40 S., R.8 E., W.M., being more particularly described as follows:

Beginning at the meander corner of the 1858 Meander common to Sections 27 and 34, T.40 S., R.8 E., W.M.; thence S 15° 58' 10" E 174.6 feet to a point on the easterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed; thence S 32° 22' W along said easterly right-of-way line 3942.08 feet to the true point of beginning of this description; thence S 57° 38' E 428.22 feet to a point on the adjusted 1858 meander line, as established during Record Survey No. 1938; thence S 5° 08' 55" W along said meander line 322.92 feet to a point; thence N 89° 21' 05" W 677.05 feet to a point on the easterly right-of-way line of U.S. Highway 97; thence N 32° 22' E along said easterly right-of-way line 643.12 feet to the true point of beginning, containing 5.66 acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises.

PARCEL 2: A piece or parcel of land situate in a portion of Government Lot 4 in Section 34, T.40 S., R.8 E., W.M., being more particularly described as follows:

(see reverse for continuation)

(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 those of record

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 \$16,980.00. 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 ©, 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 20th 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.

Klara M. Mathis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 20, 1979

ss.

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

Personally appeared _____, and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named Klara M. Mathis, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-18-80

Klara M. Mathis

Ashland Star Route

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

BHF Properties, Ltd.

Ashland Star Route

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

BHF Properties, Ltd.

Ashland Star Route

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

BHF Properties, Ltd.

Ashland Star Route

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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 _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON; COUNTY OF KLAMATH; ss.

this 15th day of October, A. D. 1979 at 11:35 o'clock AM., on
 duly recorded in Vol. M79:183, of Deeds on Page 24222

Wm D. MILNE, County Clk.

By Dermata & H. H. H. H. H.

Fee \$7.00

The undersigned hereby certifies that the above described real estate is situated in the County of _____ State of _____ and contains _____ acres more or less.

Dated this _____ day of _____ 19____.

Notary Public for the State of _____

alkali 1/2 water

[illegible]

100-21-1

County of _____
 I certify that the within instrument was received for record on the _____ day of _____ 19____
 at _____ o'clock _____ M. and recorded on page _____ of book _____ filed number _____
 Record of _____ of said county.
 Witness my hand and seal of _____ County this _____ day of _____ 19____

 Recording Officer
 Deputy

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