

1-1-74

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WARRANTY DEED

Vol. 79 Page 24119



KNOW ALL MEN BY THESE PRESENTS, That ARTHUR L. HARRIS and VIRGINIA M. HARRIS, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SKATELAND, INC., an Oregon Corporation

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:

The North 314.74 feet of Lot 2, Block 3, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the NW corner of said Lot 2, said point being on the easterly right of way line of Washburn Way; thence S. 89°56'30" E. 400 feet to the NE corner of said Lot 2; thence S. 00°03'30" W., along the East line of said Lot 2, 314.74 feet; thence N. 89°56'30" W. 400 feet to the easterly right of way line of said Washburn Way; thence N. 00°03'30" E. 314.74 feet to the point of beginning, containing 2.89 acres, more or less. TOGETHER WITH a perpetual non-exclusive easement for drainage and installation of utilities along and upon a 10-foot strip of land measured at right angles to and parallel with the easterly and northerly lines of said Lot 2, said lines being described as follows: Beginning at a point S. 00°03'30" W. 314.74 feet from the NE corner of said Lot 2; (con't. on reverse)

(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 stated herein

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 \$ 0-

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 21st day of September, 19 79; 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.

x

Arthur L. Harris

(If executed by a corporation,
affix corporate seal)

x

Virginia M. Harris

STATE OF OREGON, County of _____) ss.

19

STATE OF OREGON,

County of Klamath

ss.

September 21, 19 79

Personally appeared the above named

ARTHUR L. HARRIS and VIRGINIA M. HARRIS, Husband and Wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/28/81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Arthur L. Harris
2515 Union
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Skateland, Inc.
2515 Union
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff
228 North 7th
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Skateland, Inc.
2515 Union
Klamath Falls, OR 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

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-11-2001 BY 60322 UCBAW

thence S. 00°03'30" W. 285.00 feet; thence S. 89°56'30" E. 84.91 feet.

SUBJECT TO: Set back provisions set forth in Deed from Washburn Enterprises, Inc. to Arthur L. Harris, et ux, recorded January 9, 1978, in volume M-78, Page 473, records of Klamath County, Oregon; and all easements, restrictions and rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Parks & Ratliff
this 16th day of October A. D. 1979 at 8 clock ^P M., on

Wm D. MILNE, County Clerk

Free \$7.00 By Bernetha Appelsch

except as stated herein

[illegible]

100-443887-1000

Conrad M. Smith

STATE OF OREGON, County of
Virginia M. Harris
Jas

and

[illegible]

...the fact that the ...
...the fact that the ...
...the fact that the ...

[illegible]

My commission expires: 12/31/2011
Notary Public for Oregon
2022

STATE OF OREGON	and Mrs. Arthur J. Harris
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Count of

1911

41
 in book
 on page
 of 25
 and recorded
 at

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

CONFIDENTIAL

Recording Officer
Deputy