

78502

WARRANTY DEED

Vol. 779 Page 29350

KNOW ALL MEN BY THESE PRESENTS, That

GREEAR, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. S. ROBINSON & DORIS ROBINSON, husband & wife, as to an undivided 1/2 interest, and WALTER J. WILCYNski, JR. & JANIS A. WILCYNski, husband & wife, as to an undivided 1/2 interest, 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 SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin situated South 00° 30' 00" West 628.45 feet and South 89° 30' 00" East 316.00 feet from the center quarter corner to said section 5; thence South 89° 30' 00" East 250.00 feet to a 1/2 inch iron pin; thence South 00° 30' 00" West 509.52 feet, more or less, to the Northerly right of way line of Greensprings Drive; thence South 63° 28' 36" West along said Northerly right of way line 280.64 feet; thence North 00° 30' 00" East 637.03 feet, more or less, to the point of beginning, TOGETHER WITH (see back)

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON BACK.....

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 reservations, restrictions, rights-of-way, easements of record 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 \$ 225,600.00

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 December, 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)

STATE OF OREGON,

County of _____

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Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

GREEAR, INC.

By: _____

DEAN GREEAR, President

By: _____

FLORENCE M. GREEAR, Secretary

STATE OF OREGON, County of _____

December 21, 1979

DEAN GREEAR

) ss.

Personally appeared

FLORENCE M. GREEAR

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

GREEAR, INC.

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: 10-28-83

GREEAR, INC.

6312 Climax

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

W. S. ROBINSON & DORIS ROBINSON and
WALTER J. WILCYNski, JR. & JANIS A.
WILCYNski

GRANTEE'S NAME AND ADDRESS

After recording return to:

HENDERSON & MOLATORE

426 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

KLAMATH DISPOSAL, INC.

P. O. Box 1316

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

29351

CONTINUED:

2. An Easement created by instrument, including the terms and provisions thereof,
Dated: June 20, 1912
Recorded: May 4, 1914
Volume: 42, page 117, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
For: Utilities, being 50 feet wide, 25 feet on the West side and 25 feet on
the East side of the pole and wire line as now surveyed across Lot 3 and NW 1/4
SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian.

EQUIPMENT:

Overhead Crane, 3 Ton Milwaukee, Serial #399
Air Compressors
Dual Boiler Oil Fired Furnace
Steam Cleaner Facilities and Wash Rack
1 - 10,000 gallon Fuel Tank
1 - 12,000 gallon Fuel Tank
1 - 500 gallon Fuel Oil Tank

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title co.

this 21st day of December A. D. 1979 at 3:18 clock P M., and

duly recorded in Vol. M79, of Deeds, on Page 29350

W. D. MILNE, County Clerk

By Samuel A. Hitch
Fee \$7.00