

1-1-74

79393

WARRANTY DEED

Vol. 80 Page 900

KNOW ALL MEN BY THESE PRESENTS, That ROBERT GARRETT and PATRICK J. JUHL,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH WORK ACTIVITY CENTER, INC. an Oregon nonprofit 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:

Lots 33 and 34, Block 6, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, 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 reservations, restrictions, rights of way of record, those apparent to the land and that which is common to the area

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 \$ 8,500.00

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 15th day of January, 1980; 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)

Robert Garrett  
Patrick J. Juhl

STATE OF OREGON, }  
County of Klamath } ss.  
January 15, 1980.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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

Personally appeared the above named  
Robert Garrett and Patrick  
J. Juhl

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

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: 7-19-82

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Robert Garrett and Patrick Juhl

GRANTOR'S NAME AND ADDRESS  
Klamath Work Activity Center, Inc.  
P. O. Box 1826  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath Work Activity Center  
P. O. Box 1826  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Klamath Work Activity Center, Inc.

NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of January, 1980, at 4:15 o'clock P.M., and recorded in book/reel/volume No. 180 on page 900 or as document/fee/file/instrument/microfilm No. 79393, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By \_\_\_\_\_ Deputy

Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE