

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lewis Wayburn and John G. Crawford

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. F. S., 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:

Lots 42 to 53, inclusive (12 lots) in Block 13, Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof;

Subjct to reservations, restrictions, rights of way of record and those apparent upon the land; Assessments of the City of Klamath Falls, for monthly sewer/water, if any.

(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

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 \$ 17,500.00. 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 ①, 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 10 day of March, 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)

STATE OF OREGON,

County of Jackson

Dec. 29, 1979

Personally appeared the above named John G. Crawford

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-13-80

STATE OF OREGON,

County of Klamath

Dec 21 1979

Personally appeared the above named Lewis Wayburn

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-85

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of March, 1980, at 2:37 o'clock P. M., and recorded in book 1330 on page 4480 or as file/reel number 31665. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernhardt Kelsch Deputy Recording Officer

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. F. S. Inc., An Oregon Corp.

P.O. Box 1892

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE