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WARRANTY DEED

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6674



KNOW ALL MEN BY THESE PRESENTS, That LORENE ANDERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KLAMATH CHILD TREATMENT CENTER, INC., 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

Lots 7 and 8, the Easterly 36 feet of Lot 6, the Southerly 10 feet of the Easterly 36 feet of Lot 3 and the Southerly 10 feet of Lots 1 and 2, Block 7 North Klamath Falls Addition, in the County of Klamath, State of Oregon.

Parcel 2

That portion of Lot 5 lying East of State Highway property and all of Lot 6, EXCEPTING the Easterly 36 feet of Lot 6, Block 7 North Klamath Falls Addition, in the County of Klamath, State of 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 as noted on the reverse hereof

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 \$ 95,000.00

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 9 day of April, 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.

Lorene W. Anderson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 9, 19 80.

Personally appeared the above named
Lorene Anderson

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

DONNA K. MATESON
NOTARY PUBLIC-OREGON

My commission expires

STATE OF OREGON, County of) ss.

Personally appeared , 19

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

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:

Lorene Anderson

GRANTOR'S NAME AND ADDRESS

Klamath Child Treatment Center,
729 Pacific Terrace Inc.
Klamath Falls, Oregon 97601

After recording return to:

Crane & Bailey
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath Child Treatment
P.O. Box 1255
Klamath Falls, Ore 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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

6675

ENCUMBRANCES

The above described real property is subject to a Trust Deed dated July 24, 1978, and recorded the same date in Book M78, Page 16048 of the Deed Records of Klamath County wherein Lorene Anderson is Trustor, William Sisemore is Trustee and First Federal Savings & Loan Association of Klamath Falls, Oregon, is Beneficiary given to secure a promissory note which presently has a principal balance of \$52,473.42 with interest at 9% paid to April 1, 1980. The sale of this property is subject to said promissory note and Trust Deed which buyer assumes and agrees to pay according to the terms thereof.

In addition, the real property conveyed herein is subject to a Trust Deed in the principal sum of \$15,000.00 dated June, 1978, and recorded July 27, 1978, in Book M 78 at Page 16362 of the Deed Records of Klamath County wherein Lorene Anderson is Trustor, First Federal Savings & Loan Association of Klamath Falls, Oregon, is Trustee and Duane M. Rust is Beneficiary. Sellers shall be responsible for the payment of said obligation according to the terms thereof and shall hold the Buyer harmless from any obligation thereon.

Said property is also sold subject to rights of way and easements of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 9th day of April A. D. 1980 at 11:20 o'clock A.M., and

fully recorded in Vol. M80, of Deeds on Page 6674

Wm D. MILNE, County Clerk

By Bernetha D. Hetch

Fee \$7.00