\_87276 FORM No. 633-WARRANTY DEED [Individual or Corpe 4A38-21516-n WARRANTY DEED 13702m Vol. MSO Par KNOW ALL MEN BY THESE PRESENTS, That J. R. Maldonado and Carmen hereinafter called the grantor, for the consideration hereinafter stated; to grantor paid by Bryan D. Boss and Mark A. Swenson, each as to an undivided one-half ..., 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 ap-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: The Easterly 120 feet of Lot 5 of Block 24 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the intersection of the Westerly line of Johnson Avenue and the line between Lots 4 and 5 of said Block; thence Westerly and at right angles to Johnson Avenue, 120 feet; thence Southerly parallel with Johnson Avenue to intersect with the line between Lots 5 and 6 to the intersection of the Westerly line of Johnson Avenue; thence Northerly along the Westerly line of Johnson Avenue to the point of beginning. Subject, however, to the following: 1. City Liens in favor of the City of Klamath Falls, Oregon. Improvement No. 243, Card 24 Docketed:00:0ctoberv31, 1974 Original Amount still due: \$182.10, plus interest Improvement No. 247, Card-7 (for continuation of this deed see reverse side of this document) 80 JUL (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 of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, 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 \$ 19,000.00 "However, the actual consideration consists of or includes other property or value given or promised which is the whele, consideration (indicate which). (The sentence between the symbols 0, it 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 1st day of September ...., 19.76; if a corporate grantor, it has caused its name to be signed and seal attixed by its officers duly authorized thereto by order of its board of directors: 10 R . Maldonado (If executed by a corporation, affix corporate seal) AN 1 min α. Carman L. Negran STATE OF OREGON. STATE OF OREGON, County of ... County of Klamath September 8 ...., 19. 19 76 Personally appeared . Τ. Personally appealed the above named Jr. R. Maldonado and Carman L. ....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 Negrad [.y. of ......secretary of and acknowledged the foregoing instruand that the seal alived to the loregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. , a corporation, their nent to be. ....voluntary act and deed. <u>स्टॉ</u>रे Betore me Before me: (OFFICIAL arle n (OFFICIAL SEAL) Notary Public for Oregon SEAL) Notary Public for Oregon 3-21-77 My commission expires: My commission expires: STATE OF OREGON. County of GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received for record on the ...day of , 19 GRANTEE'S NAME AND ADDRESS at o'clock......M., and recorded SPACE RESERVED recording return to: in book .....on page..... or as FOR file feel number RECORDER'S USE ecord of Deeds of said county. Orig Witness my hand and seal of amat alls 2765 County affixed. NAME, ADDRESS, ZIP a change is requested all tax statements shall be sent to the following address ····· Recording Officer By ..... Deputy NAME, ADDRESS, ZI 2

as the funks offents as an and an an at the and 13702 Vol. m to the CALO TRIASSAN HESS PRESS AT STORE 1. 2. Meldonello and Carmon E. 13703 Docketed: November 15, 1974 antenna tribut and the Stantees hereby Original Amount still due: \$1,693.34, which Grantees hereby assume and lagree to pay to the City of Klamath Falls, Oregon and hold Grantors harmless therefrom. And Total States and States of MILLSING ADDITION (Second resolution of the second resolution of alle, Oregon, sore partificularly destabled as follows: ana aynava maandal it sullyilaatsii ada in aa Ingin 35 Ens virozest opestitients fister fo C bus 2 bos TATE OF OREGON; COUNTY OF KLAMATH; S nortoperatat Se Tansamerica Title Co. A. D. 19 80 at 22 clock AM., and r = 0.06nis \_23rd\_ day of \_ July Deeds on Page 13702 tan i si TELLET luly recorded in Vol. <u>M80</u>, of \_\_\_\_\_ Ruperantha Matsch THE PERSON PLANE FREE PARTY OF THE પ્રદેશ હતી તેલા <sup>1</sup> (insuppob elis to abla estaver use Fee \$7.00 and granten's here and granten's here, and granten's here, successors and assigns forever. and trached mind to and and such sold transes and trached mind, successors and assigns, thui ... and single of the dote transferred pressent parts and second parts of a second part of the second part of th conversely one and the said permission and every part and purcel learned afainst the lawful claims and, to ship dependent of the steer the above destributed under the above described enanglistances. 10.000.01 % is a contract of the the the second of the sec and the second of the for the second of the second of the second of the second s is the part of and all gramma to realizes the singular includes the parts and all grammatical when a make its printient here analy equally to bala articles and to half siduals. and dr a thread the carrie to be speed of fail affined by the officers flury authorized therefu by 1976: obreoblat .A .L all mean at 1.6 4.46 ezenan L. Negran 43 - 10 J STATE OF OFFGOM COM 3 ss. Porsenally appeared bna literative. The Saint duly so ora. we is for sumself and not even in the other, wild say that the standard to the . J namino ona of S realizent and that the meter is the to contentant. and that is not affired to the longaing materizers in the corporate scale of an event of the corporate scale and the longaing material and the second to be the to be the long of the long Service formation in a const Line Martin was and Ĵ. terior mest land sea it deline from (OFINCIAE and the second sec SEAL Berny Public for Oregon Als something and ended NOOSRO TO STATE 22. County of I certify there the within instrument was receiped by record on the ्रि प्रकृत 21, 19 1.1 allegate the power August mi en 10 - 1 1102 -And Franker Hiller Hored ramper Record of Dords of raid county. b lies was hand and seed of County anired standing provide a life of the of the in the standard of a first of the second Recording Officer Pendig