

90576

WARRANTY DEED

Vol. 1180 Page 18938

KNOW ALL MEN BY THESE PRESENTS, That STIG LARSSON, aka SIGURDER LEOPOLD LARSSON,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORE-CAL GENERAL WHOLESALE, INC., an Oregon corporation
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:

An undivided one-half interest as tenant in common in and to a tract of land situated in Lot 1, Block 2, Tract 1080, WASHBURN PARK, a duly recorded subdivision, more particularly described as follows: Beginning at a point on the East line of said Lot 1, said point being N. 00°04'50" E. 175.00 feet from the Southeast corner of said Lot 1; thence N. 00°04'50" E. along said East line 175.00 feet; thence N. 89°55'10" W. parallel to the South line of said Lot 1, 250.00 feet; thence S. 00°04'50" W. 175.00 feet; thence S. 89°55'10" E. 250.00 feet to the point of beginning, containing 1.00 acre, more or less. SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Easements and releases of damages, including the terms and provisions thereof, granted to The California Oregon

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

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 stated herein,

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 \$137,800.00
~~However, the actual consideration consists of of included other property of value given of premises which is~~
~~XXXXXX consideration (in whole or in part) of the above described premises, and the value of the premises is~~
~~XXXXXX~~

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 30 day of September, 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 KLAMATH } ss.
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 _____

_____, 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 be-
half 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: _____

Personally appeared the above named STIG LARSSON, aka SIGURDER LEOPOLD LARSSON,

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me: Bernice Lewis
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-24-82

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lewis Town & Country Realty
2603 Crosby
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
ment 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

By _____ Deputy

(DESCRIPTION CONTINUED:)

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Power Company, relative to the raising and/or lowering of the water of Lake Ewauna and the Klamath River between the surface elevations of 4085.00 and 4085.50 as shown by the records of Klamath County, Oregon. (4) Reservations and restrictions contained in the dedication of Washburn Park. (5) Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner, et ux, to California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Volume M-70, Page 10618, deed records of Klamath County, Oregon. (6) Mortgage, including the terms and provisions thereof, executed by Stig Larsson and Lis A. Larsson, husband and wife, to Western Bank, an Oregon banking corporation, dated January 25, 1978, recorded January 25, 1978, in Volume M-78, Page 1518, records of Klamath County, Oregon, to secure the payment of \$195,000.00. (7) Mortgage, including the terms and provisions thereof, executed by Stig Larsson and Lis A. Larsson, husband and wife, to Western Bank, an Oregon banking corporation, dated May 10, 1978, recorded May 10, 1978, in Volume M-78, Page 9537, records of Klamath County, Oregon, to secure the payment of \$63,000.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 1st day of October A. D. 1980 at 11:10 o'clock A. M., an-

duly recorded in Vol. M80, of Deeds on Page 18938

Wm D. MILNE, County Clerk

By Bernetha Heloch

Fee \$7.00