

1-1-74

92353

WARRANTY DEED

Vol. 780 Page 21821



KNOW ALL MEN BY THESE PRESENTS, That THE SALVATION ARMY, a California Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TAMRA V. RICKBEIL, TRUST, TAMRA V. RICKBEIL, TRUSTEE, 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:

A tract of land situated in Government Lot 3, Section 1 and Government Lots 3 and 4, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the section line which lies West along the section line a distance of 1153.1 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian; thence North 50°40' West 210.2 feet to the true point of beginning; thence South 18°30' West 67 feet; thence South 44°00' West 208.1 feet; thence South 47°06' East 261 feet; thence North 35°41' East 124.5 feet; thence South 76°09' East 16 feet; thence North 17°45' East 33.8 feet; thence North 35°41' East 97.4 feet; thence North 11°25' East 56.47 feet; thence North 50°57' West 234.76 feet; thence South 18°30' West 30 feet to the point of beginning.

(over)

(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 herein set forth,

and grantor warrants there is an approved smoke detector installed in the premises, in accordance with the rules of the State Fire Marshall, and 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 \$ 150,000.00

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.

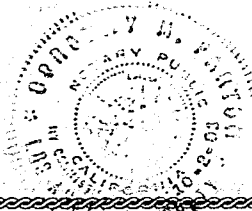
In Witness Whereof, the grantor has executed this instrument this 1st day of August, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ss.

ON the Twenty-seventh day of October, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared LAWRENCE R. SMITH AND JACK BROWN, known to me to be the VICE PRESIDENT AND Secretary, respectively of the SALVATION ARMY, A CALIFORNIA Corporation, the Corporation that executed the within instrument, known to me to be the person who executed the within instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.



WITNESS my hand and official seal.

Dorothy M. Parton

Notary Public in and for said State.

CORPORATE ACKNOWLEDGEMENT FORM 701102

STATE OF OREGON,

ss.

County of

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.C.T.C.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

18818

WARRANTY DEED

21822

Subject to: Reservations and restrictions as to building, use and color, as shown in Deed recorded Aug. 2, 1945 in Book 178 at page 398, Deed Records of Klamath County, Oregon, and in Agreement recorded Aug. 3, 1945, in Book 178 at page 429, Deed Records of Klamath County, Oregon; Reservations and restrictions as shown in Deeds recorded Aug. 3, 1950, in Book 241 at page 24, and recorded Aug. 15, 1950, in Book 241 at page 241, Deed Records of Klamath County, Oregon; Reservations, including the terms and provisions thereof, as set forth in Deed recorded Aug. 31, 1961 in Book 332 at page 111, Deed Records of Klamath County, Oregon; Rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of the Klamath Lake; Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey; Easements and rights of way of record and those apparent on the land, if any; and to taxes for fiscal year commencing July 1, 1980, which are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH;

filed for record at request of Klamath County Title Co.

this 10th day of November A.D. 1980 at 3:15 clock P M., and

duly recorded in Vol. MS0 of Deeds on Page 21821

Wm D. MILNE, County Clerk

By Bertha H. Detsch

Fee \$7.00

00.000.021 & a certain portion of the above property lying below high water mark of the Klamath Lake; Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey; Easements and rights of way of record and those apparent on the land, if any; and to taxes for fiscal year commencing July 1, 1980, which are now a lien but not yet payable.

THE SAVING AND INVESTMENT COMPANY OF OREGON, INC.
COUNTY OF KLAMATH, OREGON
STATE OF OREGON
COUNTY OF KLAMATH
PUBLIC FOR RECORD
RECEIVED
NOV 10 1980
CLERK OF COUNTY

STATE OF OREGON
County of Klamath
I certify that the within instrument was recorded for record on the 10th day of November 1980 at 3:15 P.M. and recorded in Book 332 at page 111, Deed Records of Klamath County, Oregon; Reservations, including the terms and provisions thereof, as set forth in Deed recorded Aug. 31, 1961 in Book 332 at page 111, Deed Records of Klamath County, Oregon; Rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of the Klamath Lake; Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey; Easements and rights of way of record and those apparent on the land, if any; and to taxes for fiscal year commencing July 1, 1980, which are now a lien but not yet payable.