

93460

WARRANTY DEED

Vol. 1180 Page 23758

KNOW ALL MEN BY THESE PRESENTS, That OWENS DEVELOPMENT COMPANY, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated; to grantor paid by RONALD R. DAVIS and DOROTHIE H. DAVIS, husband & wife, 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 section 20, T38S, R9EWM, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14 and 15 and vacated Streets in Nob Hill Addition to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the northerly right of way line of Wade Circle, said point being N64°19'00"E 60.00 feet from the most northerly corner of Lot 1, Block 5, of Tract 1145-Nob Hill Replat, a duly recorded subdivision; thence N64°19'00"E 120.00 feet to a 5/8 inch iron pin designated as point A; thence S61°54'39"E 118.32 feet to a 5/8 inch iron pin designated as point B; thence S25°59'00"W 167.91 feet to a 5/8 inch iron pin on the northerly right of way line of said Wade Circle, said point being on a curve (radius bears N25°59'00"E 270.00 feet); thence along the arc of said curve to the right (central angle= 38°20'00") 180.64 feet; thence N25°41'00"W 32.12 feet to the point of beginning, containing 24,615 square feet, with bearings based on said Tract 1145-Nob Hill Replat. The above described parcel being subject to

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

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 \$ 20,000.00

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 24th day of November, 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, 1980

Personally appeared the above named

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

Before me: Notary Public for Oregon My commission expires:

OWENS DEVELOPMENT COMPANY

J. Bruce Owens, President E. Marie Owens, Secretary

STATE OF OREGON, County of Klamath, November 24, 1980

Personally appeared J. Bruce Owens and E. Marie Owens 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 Owens Development Company

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: Notary Public for Oregon My commission expires: 7/19/82

Owens Development Co.

GRANTOR'S NAME AND ADDRESS Davis

GRANTEE'S NAME AND ADDRESS Mr. and Mrs. Ronald R. Davis 3800 N. Bradford St. Sp. # 170 La Verne, California 91750

After recording return to: same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the day of ... 19... at ... o'clock ... M., and recorded in book/real/volume No. ... on page ... or as document/tee/file/instrument/microfilm No. ... Record of Deeds of said county.

Witness my hand and seal of County affixed.

By ... Deputy

SPACE RESERVED FOR RECORDER'S USE

82528

23759

a 16-foot utility easement parallel to the line between point A and point B.

SUBJECT TO: Reservations, restrictions and rights of way of record or apparent on the face of the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss. Recorded for record at request of Klamath County Title Co. this 8th day of December A. D. 1980 at 2:32 clock P. M. duly recorded in Vol. M80 of Deeds on Page 23758

Wm D. MILNE, County Clerk  
By Bernetha G. Felock

Fee \$7.00

00.000.00  
Klamath County Title Co.  
Klamath County, Oregon  
1000 1/2 N. Commercial St.  
Medford, Oregon 97504  
Telephone (503) 753-1111

STATE OF OREGON  
County of Klamath  
I, Bernetha G. Felock, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.