

1-1-74

94389

WARRANTY DEED

Vol. 78 Page

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald R. Davis and Dorothe H. Davis, husband and 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:

Lot 17 and that portion of Lot 18, Block 5, of Tract 1145-Nob Hill Replat, more particularly described as follows:

Beginning at the easterly corner common to Lot 17 and said Lot 18, said corner being on the northwesterly right of way line of Ridge Crest drive; thence along said northwesterly right of way line, S47°51'00"W 10.00 feet and along the arc of a curve to the left (central angel equals 02°30'03" and radius equals 630.00 feet) 27.50 feet; thence N50°12'52"W 106.34 feet to a point on the northwesterly line of said Lot 18; thence N42°46'01"E 33.48 feet to the northerly corner common to said Lots 17 and 18; thence S52°11'13" 109.33 feet to the point of beginning, containing 3796 feet, with bearings based on said Tract 1145-Nob Hill replat.

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 Mortgage including the terms and provisions thereof, executed by Owens Development Co., an Oregon Corporation, to Klamath First Federal Savings and Loan Association, a corporation, dated February 1, 1979, recorded February 14, 1979 and that (over) 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 \$140,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 5th day of January, 1981; 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 _____ } ss.
_____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

J. Bruce Owens, President

E. Marie Owens, Secretary

STATE OF OREGON, County of Klamath) ss.
January 5, 1981

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 Co., 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:

Notary Public for Oregon

My commission expires: 7/19/82

(OFFICIAL SEAL)

Owens Development Co.

GRANTOR'S NAME AND ADDRESS

Davis

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ronald R. Davis
1720 Wade Circle
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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/reef/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.

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

04388

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT OWENS DEVELOPMENT CO., an Oregon Corporation

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor said by Ronald R. Davis and Dorothy R. Davis, husband and wife, and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereto in any way connected, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17 and that portion of Lot 18, Block 2, of Tract 1145-Mob Hill Replat, more particularly described as follows:
Beginning at the easterly corner common to Lot 17 and said Lot 18, thence along said northwesterly right of way line, 847.51' 00" W 10.00 feet and along the arc of a curve to the left (central angle equals 106.94 feet to a point on the northwesterly line of said Lot 18; thence N42°01'12.33" E 33.48 feet to the northerly corner common to said Lot 17 and Lot 18, with bearings based on said Tract 1145-Mob Hill Replat.

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in Volume M79 page 3626, Mortgage Records of Klamath County, Oregon, to secure the payment of \$86,260.00 which Mortgage Buyers herein agree to assume and pay.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that including the terms and provisions thereof, executed by Owens Development Co., an Oregon Corporation, dated February 1, 1939, recorded February 14, 1939, and that (over and above) with reference to the above described premises, except those claiming under the above described encumbrances.

Recorded in Vol. 181, or Deeds on Page 129, duly recorded in Vol. 181, or Deeds on Page 129, A. D. 1939 at 2:43 P. M. on this 5th day of January. Fee \$7.00
By Evelyn Biehn County Clerk
By James H. Lotich Attorney

J. Bruce Owens, President
E. Marie Owens, Secretary
STATE OF OREGON, County of Klamath
January 5, 1939
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 latter is the President and that the former is the Secretary of Owens Development Co., 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 full of said corporation by authority of its board of directors, of each of them, a knowledge and instrument to be its voluntary act and deed.
Notary Public for Oregon
My commission expires: 7/19/38

STATE OF OREGON
County of Klamath
Personally appeared the above named J. Bruce Owens and E. Marie Owens, and acknowledged the foregoing instrument to be their voluntary act and deed.
Notary Public for Oregon
My commission expires: 7/19/38

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the day of January, 1939, at 10:00 A. M. and recorded in book 181, page 129, on page 129 of said document (to file) instrument number 1145-Mob Hill Replat. Record of Deeds of said county.
Witness my hand and seal of County official
J. Bruce Owens

Owens Development Co.
Davis
1730 Wade Circle
Klamath Falls, Oregon 97601
Klamath Falls Federal Savings & Loan
340 Main Street
Klamath Falls, Oregon 97601