

K-29998

1-1-74

8316

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN STRIBLING FORD-LINCOLN-MERCURY, INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. E. BALSIGER

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:

PARCEL 1: Lots 1 and 2, EXCEPTING THEREFROM the East 10 feet thereof; Lots 23, 24, 25 and 26, together with the vacated alley lying between Lots 1, 2, 24, 25 and 26, and together with the West one-half of the vacated alley adjacent on the East of Lot 23, all in Block 7, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lots 5 and 6, Block 7, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions in the Dedication of the plat of Second Hot Springs Addition to the City of Klamath Falls, Oregon.

(THIS DEED is a correction deed given to correct the description of the real property set forth in a prior deed dated June 6, 1978, recorded June 8, 1978, in Volume M-78, Page 12233, deed records of Klamath County, Oregon.)

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 above,

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 \$83,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is not wholly consideration (indicate which) or other sentence between the symbols or if not applicable should be deleted. See ORS 22.030.~~

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 7th day of January, 1982; 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.

Witness

E. E. Balsiger

(If executed by a corporation, affix corporate seal)

JOHN STRIBLING FORD-LINCOLN-MERCURY, INC.

By

By

STATE OF OREGON, County of Klamath ) ss.

Jan. 7, 1982

Personally appeared JOHN E. STRIBLING and Barbara Gehring 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 JOHN STRIBLING FORD-LINCOLN-MERCURY, INC.

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:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

4-6-85

JOHN STRIBLING FORD-LINCOLN-MERCURY, INC., 1300 Main Street, Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

E. E. BALSIGER  
718 Loma Linda Drive  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. SMITH

Attorney at Law

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

E. E. BALSIGER  
718 Loma Linda Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 15 day of January, 1982, at 10:47 o'clock A.M., and recorded in book M.82 on page 563 or as file/reel number 8316.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Joya M. Shaw Recording Officer

Deputy

Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE