

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL J. PATTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEIL C. IMPER, 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:

See Attached Exhibit "A"

(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 See Attached Exhibit "A"

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 \$47,000.00. 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 ①, 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 19th day of May, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
May 21, 1982

Personally appeared the above named Michael J. Patton

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

Before me, Gerald W. Beaur, Notary Public for Oregon, My commission expires: 11-12-82

(OFFICIAL SEAL)

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 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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
KLA 1ST FED  
540 Main  
KFO 97601  
NAME, ADDRESS, ZIP

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

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/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

## EXHIBIT "A"

DESCRIPTIONPARCEL 1

Lot 4, Block 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2

A portion of Lot 7, Block 6, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly line of Buena Vista Street at the intersection of the Northerly line of Buena Vista Street and the line between Lots 7, 9 and 10 in said Block 6; thence Northwesterly along the line between Lots 7, 9 and 10, 87 feet, more or less, to the Northerly line of Lot 7; thence Southwesterly along the Northerly line of said Lot 7, 45 feet to the true point of beginning of the tract to be herein described; thence Southeasterly and parallel to the line between said Lots 7, 9 and 10 to the North line of Buena Vista Street; thence Southwesterly along the North line of Buena Vista Street to a point of intersection of a line between Lots 4 and 5 of said Block 6 if extended would intersect the North line of Buena Vista Street; thence Northwesterly, 38 feet, more or less, along the said line between said Lots 4 and 5 if extended, to the Northerly line of Lot 7; thence Northeasterly along the North line of Lot 7 to the true point of beginning.

## Subject to:

1. Reservation, conditions and restrictions, contained in a deed from Klamath Falls Land and Transportation Company to William C. Gordon, recorded June 9, 1909 in Book 27 at page 159, Deed Records of Klamath County, Oregon.
2. Reservations, conditions and restrictions, contained in deed from Klamath Falls Land and Transportation Company to Donald Campbell, et al., recorded December 2, 1911 in Book 37 at page 639, Deed Records of Klamath County, Oregon.
3. Reservations contained in a deed from the Klamath Development Company to B.R. Yancey, et ux., recorded June 15, 1920 in Volume 52 at page 596, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

11:01

this 24 day of May A.D. 1982 at \_\_\_\_\_ o'clock A.M. /

duly recorded in Vol. M 82, of Deeds on a 6445

Fee \$8.00

By EV. LYN BIEHN County Clerk