

1-1-74

20595

WARRANTY DEED

Vol. M83 Page 2576

KNOW ALL MEN BY THESE PRESENTS, That THOMAS R. HAMILTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ZARCO, INC., an Oregon Corporation, 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 1, Block 9, DIXON ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: Trust Deed given to secure the payment of \$12,000.00 dated March 10, 1978, recorded March 14, 1978, in Book M-78, Page 4802, wherein Cheryl L. Succo is Trustor; William Sisemore is Trustee; and Klamath First Federal Savings & Loan Association is Beneficiary. ALSO SUBJECT TO: Easements, restrictions, reservations and rights of way of record or those apparent on the land.

(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

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 \$11,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See O.R.S. 93.339.)~~

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 15 day of January, 1983; 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.

Thomas R. Hamilton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 15, 1983

Personally appeared the above named
THOMAS R. HAMILTON

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

Before me:
(OFFICIAL SEAL) Cynthia M. Owens
Notary Public for Oregon
My commission expires: 5/2/84

STATE OF OREGON, County of) ss.
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)

Thomas R. Hamilton
1433 East Main
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Zarco, Inc.
1433 East Main
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff
228 North 7th
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Zarco, Inc.
1433 East Main
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 17 day of Feb., 1983, at 3:16 o'clock PM., and recorded in book/reel/volume No. M83 on page 2576 or as document/fee/file/instrument/microfilm No. 20595. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Jay McShane Deputy

Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE