

20751

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

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KNOW ALL MEN BY THESE PRESENTS, That DONALD WHITE and ELIZABETH WHITE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COUNTRY VILLA MARKET, INC., 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 EXHIBIT "A" ATTACHED

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 \$ 110,000.00

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 28th day of October, 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,  
County of Klamath } ss.  
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Personally appeared the above named DONALD WHITE and ELIZABETH WHITE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of } ss.  
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Personally appeared and 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

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)

DONALD WHITE & ELIZABETH WHITE  
3306 Crest  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

COUNTRY VILLA MARKET, INC.  
4449 Homedale Road  
Klamath Falls, OR 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.

COUNTRY VILLA MARKET, INC.  
4449 Homedale Road  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.  
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.

By NAME TITLE  
Deputy

A tract of land situated in the  $S\frac{1}{2}$   $S\frac{1}{2}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of Homedale Road, said point located North 89° 55' 40" West 1318.31 feet and North 00° 31' 00" West 210.00 feet from the brass cap monument marking the Southeast corner of said Section 11; thence North 00° 31' 00" West along the Easterly right of way line of said Homedale Road 120.08 feet to a 5/8 inch iron pin on the North line of the  $S\frac{1}{2}$   $S\frac{1}{2}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$  of said Section 11; thence South 89° 55' 30" East along said North line 199.23 feet to a 5/8 inch iron pin; thence South 00° 04' 20" West 120.07 feet to a 5/8 inch iron pin on the North right of way line of Sturdivant Avenue; thence North 89° 55' 40" West along the North right of way line of said Sturdivant Avenue 198.00 feet to the point of beginning.

Subject to the following exceptions:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The statutory powers, including the power of assessment, of Klamath Irrigation District.
4. An Easement created by instrument, including the terms and provisions thereof, dated March 15, 1972, recorded March 16, 1972, in volume M72, page 2862, Microfilm Records of Klamath County Oregon, in favor of Pacific Power & Light Company for Electric transmission and distribution lines.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

4:05

this 23 day of Feb. A.D. 1983 at \_\_\_\_\_ o'clock P.M., and  
duly recorded in Vol. M83, of Deeds on page 2852

Fee \$8.00

By EVELYN BIEHN, County Clerk  
Joyce M. Elmore