

20859

WARRANTY DEED (CORPORATION)

CERTIFIED MORTGAGE CO.,

Oregon

(State of incorporation)

RICHARD CARL ROATH

all that real property situated in Klamath County, State of Oregon, described as:

(See attached "Exhibit A" for legal description which is by this reference hereby made a part hereof)

and covenant(s) that grantor is owner of the above described property free of all encumbrances except an easement in favor of Bly Sanitary District for sewer line on North 10 feet of Lot 11 recorded in Book M-74 at Page 5819 and City liens, if any, of the City of Bly.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 7,000.00 *

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 28th day of February, 19 83.

(Corporate Seal)

By Richard H. Marlatt President
By Richard H. Marlatt Secretary

STATE OF OREGON, County of Klamath) ss.

February 28, 19 83.

Personally appeared Richard H. Marlatt who, being duly sworn, did say that he is the President of Certified Mortgage Co. 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2/14/85

(Official Seal)

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Certified Mortgage Co.

TO

Richard Carl Roath

After Recording Return to: AND SEND ALL FUTURE TAX STATEMENTS TO:
Richard Carl Roath
1605 C Esplanade
Klamath Falls, OR 97601

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 _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

"Exhibit A"

The following described real property in Klamath County, Oregon:

A tract of land being a portion of Lots 11, 12 and 13 in Block 7 of NORTH BLY, more particularly described as follows:

Beginning at the most Northerly corner of Lot 11 of said Block 7; said point being on the Southerly boundary of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Northerly boundary of said Lot 11, 159.0 feet to the most Westerly corner thereof; thence South $28^{\circ} 53'$ West along the Westerly boundary of said Lot 11, 64.2 feet to a point; thence South $89^{\circ} 52'$ East 106.1 feet to a point; thence South $1^{\circ} 13'$ West 50 feet to a point on the South line of said Lot 13; thence East along the South line of said Lot 13 to the West boundary of a tract of land conveyed to C. L. Svensgaard, et ux., by deed recorded September 16, 1968 in Deed Book M-68 at page 8342; thence North $34^{\circ} 52'$ East to a point on the South boundary of the Klamath Falls-Lakeview Highway; thence Northwesterly along the Southerly boundary of said Highway to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

On the 28th day of February A. D. 1983 at 3:32 o'clock P. M., and duly recorded in Vol. M83, of Deeds on Page 3023.

Fee \$8.00

EV. LYN BIEHN, County Clerk
By Bernhard A. Delich