

1-1-74 20872

WARRANTY DEED

Vol. 1783 Page 3048

KNOW ALL MEN BY THESE PRESENTS, That ROBERT GROTH and JUDY GROTH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARILY COMSTOCK, 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:

Beginning at a point on the South line of Home Avenue, 150 feet East from the Southeast corner of its intersection with Division Street; thence South at right angles to Home Avenue to the North line of the alley running through Block 123; thence East along the North line of said alley, 50 feet; thence North at right angles to the North line of said alley to the South line of Home Avenue; thence West along the South line of Home Avenue, 50 feet to the point of beginning, being a plot of ground 50 feet by 120 feet, and being a part of Lot 355 Block 123, Mills Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Right of way, including the terms and provisions thereof, from C. F. O'Laughlin and Mary E. O'Laughlin, his wife to the California Oregon Power Company, a corporation, dated April 12, 1926, recorded April

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (con't. on reverse)

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 herein

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 \$10,000.00

~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES ARE HEREBY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CORPORATION, DATED APRIL 12, 1926, RECORDED APRIL 12, 1926, IN BOOK 123, PAGE 3048, OF THE PUBLIC RECORDS OF KLAMATH COUNTY, OREGON.~~

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 27 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.

(If executed by a corporation, affix corporate seal)

Robert Groth by Judy Groth
Robert Groth, by Judy Groth
his attorney-in-fact
Judy Groth

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named JUDY GROTH, on this 7 day of January, 1983, and acknowledged that she is the attorney-in-fact for ROBERT GROTH, and further acknowledged the foregoing instrument to be her voluntary act and deed on behalf of said ROBERT GROTH.

[Signature]
Notary Public for Oregon
My Commission Expires: 4/29/82

Mr. Robert Groth
2427 Eberlein
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ms. Marily Comstock
2328 Home Avenue
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.
Ms. Marily Comstock
2328 Home Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of) ss.
I certify that the within instrument was received for record on the day of 1983, 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
L Deputy

SPACE RESERVED
FOR
RECORDER'S USE

DESCRIPTION (Con't.)

3049

19, 1926, in Volume 69 page 466, Deed records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, executed by Robert W. Groth and Vicki D. Groth, husband and wife, as grantors, to Transamerica Title Insurance Company, as trustee for Brian O'Maicin, as beneficiary, dated November 18, 1977, recorded November 18, 1977, in Volume M77 page 22586 Mortgage records of Klamath County, Oregon, to secure the payment of \$12,500.00--By Assignment, dated January 19, 1978, in Volume M78 page 1229, Mortgage records of Klamath County, Oregon, the beneficiaries interest was assigned to Warren Realty Group, Inc.-- Conditional Assignment, including the terms and provisions thereof, dated March 5, 1978, recorded March 9, 1978, in volume M78 page 4473, Mortgage records of Klamath County, Oregon, the interest of Warren Realty Group, Inc., was assigned to S. May Holzmeyer; and all restrictions, rights-of-way and easements of record and those apparent on the land.

ALSO SUBJECT TO: Unpaid 1982-1983 real property taxes in the amount of \$172.32.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

On 28th day of February A.D. 19 83 at 3:36 clock P.M., and
duly recorded in Vol. M83, of Deeds on p.c. 3048.

By Evelyn Biehn County Clerk

Fee \$8.00