

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Carol E. Stephens

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

C. S. Garrett Gmirkin Development Inc., An Oregon Corp., 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 Southerly line of Lincoln Street, 35.2 feet Southwest of the most Northerly corner of Lot 1, Block 41 First Addition to the City of Klamath Falls, according to the official plat thereof; thence Southwest along the South line of Lincoln Street 35.2 feet; thence Southeast-erly, at right angles to Lincoln Street, 110.0 feet; thence Northeasterly, parallel with Lincoln Street, 35.2 feet; thence Northwesterly, at right angles to Lincoln Street, 110.0 feet to the point of beginning.

Subject to: Taxes for 1983-84; Assessments and charges of the City of Klamath Falls for monthly sewer and/or water service; Reservations, restrictions, rights of way of record and those apparent upon 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

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 the whole or part of the 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 18 day of August, 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)

Carol E. Stephens
Carol E. Stephens

STATE OF OREGON,

County of Klamath

August 18, 1983.

STATE OF OREGON, County of

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

Personally appeared the above named

Carol E. Stephens

and, acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

8587

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

1302 Lookout

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of September, 1983, at 9:21 o'clock A.M., and recorded in book/reel/volume No. M83 on page 15073 or as document/file/instrument/microfilm No. 27833, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernethand Lutch Deputy

Fee \$4.00