

# MOUNTAIN TITLE COMPANY INC.

28461  
KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

MTC 12875 Vol. 1183 Page 16072

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gayle S. Bigelow  
Production Realty, Inc.  
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:

Lots 2,3,4 and the Easterly 12 feet of Lot 5 and the Westerly 9.4 feet of Lot 1 in Block 39 of First Addition to Midland, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO, that portion of vacated Main Street as described in Order to Vacate recorded in Volume M81, page 2111 Microfilm Records of Klamath County, Oregon, and being 10 feet adjacent to the Northerly line of the above described parcel.

## MOUNTAIN TITLE COMPANY INC.

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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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 51,000.00. ~~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 @, 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 15th day of September, 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)

STATE OF OREGON,  
County of Klamath  
September 15, 19 83. ss.

Personally appeared the above named  
Gayle S. Bigelow

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/88

Gayle S. Bigelow

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 \_\_\_\_\_

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
Production Realty, Inc.  
5220 South 6th Street  
Klamath Falls, Oregon 97601

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY INC.

Subject To:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. All contracts, water rights, proceedings, taxes and assessments of Midland District Improvement Company relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for ditches, canals, conduits, if any of the above there may be.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: July 25, 1979  
 Recorded: July 26, 1979  
 Volume: M79, page 17811, Microfilm Records of Klamath County, Oregon  
 Amount: \$27,000.00  
 Grantor: Charles A. Thorpe and Helen I. Thorpe, Husband and Wife  
 Trustee: William Sisemore  
 Beneficiary: Klamath First Federal Savings and Loan Assoc.  
 Said Trust Deed buyers agree to assume and pay in full.

4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: March 26, 1980  
 Recorded: March 28, 1980  
 Volume: M80, page 5863, Microfilm Records of Klamath County, Oregon  
 Amount: \$22,500.00  
 Mortgagor: Raymond E. Bigelow and Gayle S. Bigelow  
 Mortgagee: Charles A. Thorpe and Helen I. Thorpe

Said mortgage was assigned by instrument dated October 12, 1982 recorded October 13, 1982 in Volume M82, page 13645, Microfilm Records of Klamath County, Oregon, to Frank W. Ohlund and Jane A. Ohlund, Husband and Wife as tenants in common.  
 Said mortgage buyers agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 16th day of Sept. A.D. 19 83 at 2:05 o'clock PM., and

duly recorded in Vol. M 83, of Deeds on Page 16072

EVELYN BJEHN, County Clerk

By

Ram Smith

Fee: \$8.00