

28639

WARRANTY DEED

Vol. M83 Page 16380KNOW ALL MEN BY THESE PRESENTS, That Barbara G. Geraghtyhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Quik Mart, 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:

All of Lot 34 and the East 24 feet of Lot 35, Roselawn Sub-division of Block 70 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO, the North one-half of vacated alley adjoining said Lot 34 and the East 24 feet of Lot 35 on the South. ALSO, all that portion of Oregon Avenue that lies between Roseway Drive and the first alley South of Roseway Drive on the Westerly side of Oregon Avenue, described as follows:

Beginning at the Northeasterly corner of Lot 34 of Roselawn Subdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, Oregon; thence Easterly along the Northerly line of said alley 36.3 feet; thence Northerly on an eleven degree

(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 \$ 1.00 (one). However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22nd 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)

Barbara G. Geraghty

STATE OF OREGON, }
County of Klamath } ss.
September 22, 1983

Personally appeared the above named Barbara G. Geraghty

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-20-83

STATE OF OREGON, County of _____) ss.
_____, 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 _____

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:

Barbara G. Geraghty
1010 W. Oregon
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Quik Mart, Inc.
1710 Oregon Avenue
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mel Kosta
130 Pine Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Quik Mart, Inc.
1710 Oregon Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

83 SEP 22 PM 2 52

ck-8.00

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RECEIVED

10/20/83

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curve to the left, the tangent forming a ninety degree angle with St. Francis Street, 62.9 feet to the Southerly line of Roseway Drive; then Westerly along the Southerly line of Roseway Drive 31 feet to the point of beginning.

Subject to a mortgage in favor of Donald L. Sloan and Hazel I. Sloan, husband and wife in the sum of \$3,117.00.

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 22nd day of Sept. A.D. 19 83
at 2:52 o'clock P M, and duly
recorded in Vol. M 83 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00

CO-01-01

DEPT. OF REVENUE

1001

10/20/83

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