

31090

WARRANTY DEED

Vol. M83 Page 20491

KNOW ALL MEN BY THESE PRESENTS, That CRAFT PRINTERS, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL H. TREMAINE and BARBARA A. TREMAINE, 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:

Lots 8, 9 and 10, Block 1, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; Mortgages, including the terms and provisions thereof, recorded June 3, 1975, in Book M-75 at page 6199, and recorded June 4, 1979, in Book M-79 at page 13004, which said Mortgages grantees hereby expressly assume and agree to pay and hold the Grantor harmless therefrom.

'83 NOV 30 AM 11 47

(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, except as above stated

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Corporate liquidation. 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 ©, 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 23d day of November, 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) ss.
19

Personally appeared the above named

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires:

CRAFT PRINTERS, INC.

By [Signature] President
By [Signature] Secretary

STATE OF OREGON, County of Klamath)
November 23, 19 83) ss.

Personally appeared Paul H. Tremaine and Barbara A. Tremaine 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 Craft Printers, Inc.

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:
[Signature]
Notary Public for Oregon
My commission expires: Oct 8, 1986 (OFFICIAL SEAL)

ok 4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William L. Sisemore
540 Main St.
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

Paul H. Tremaine
2727 Front St.
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of November, 1983 at 11:47 o'clock A.M., and recorded in book/reel/volume No. M83 on page 20491 or as document/fee/file/instrument/microfilm No. 31090. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee: \$4.00