

32007

K-36062

Vol. M83 Page 22211

WARRANTY DEED

KLAMATH RACQUET CLUB, INC., Grantor, conveys and warrants to WESTERN SERVICE CO., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

The North 250 feet of the West 210 feet of Lot 1 in Block 6 of Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

1. Real property taxes.
2. Personal property taxes under Account No. 83870-102 Key No. 18616.
3. Assessments and charges of the City of Klamath Falls for monthly water and or sewer service.
4. Reservations and restrictions in the dedication of Washburn Park, as follows: "... said plat subject to: Building set-back lines as prescribed in present applicable ordinances; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any record protective covenants."
5. Mortgage, including the terms and provisions thereof, executed by Klamath Racquet Club, Inc., an Oregon corporation, to Western Bank, an Oregon banking corporation, dated July 17, 1978, recorded July 26, 1978, in Volume M78 page 16297, Mortgage records of Klamath County, Oregon, to secure the payment of \$355,000.00. Affects the North 250 of the West 210 feet of Lot 1.

Said mortgage was amended by Modification dated April 9, 1979, recorded April 10, 1979 in Volume M79 page 7888 and dated September 29, 1980, recorded October 2, 1980, in Volume M80 page 19087, Mortgage records of Klamath County, Oregon.

6. Mortgage, including the terms and provisions thereof executed by Klamath Racquet Club, Inc., an Oregon corporation to Western Bank, an Oregon banking corporation, dated April 9, 1979, recorded April 10, 1979, in Volume M79 page 7850, and re-recorded April 18, 1979, in Volume M79 page 8484, Mortgage records of Klamath

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County, Oregon, to secure the payment of \$350,000.00. Affects the North 250 feet of the West 210 of Lot 1.

Said Mortgage was amended by Modification dated April 22, 1980, recorded April 23, 1980, in Volume M80 page 7591, and dated September 29, 1980, recorded October 2, 1980, in Volume M80 page 19086, Mortgage records of Klamath County, Oregon.

7. Mortgage, including the terms and provisions thereof, executed by Klamath Racquet Club, Inc., an Oregon corporation, to Western Bank, an Oregon banking corporation, dated April 22, 1980, recorded April 23, 1980, in Volume M80 page 7588, Mortgage records of Klamath County, Oregon, to secure the payment of \$150,000.00. Affects the North 250 of the West 210 feet of Lot 1.

Said Mortgage was amended by Modification dated September 29, 1980, recorded October 2, 1980, in Volume M80 page 19088, Mortgage Records of Klamath County, Oregon.

8. Mortgage, including the terms and provisions thereof, executed by Klamath Racquet Club, Inc., an Oregon corporation, to Associated Glass Shops, Inc., an Oregon corporation, dated April 7, 1982, recorded May 5, 1982, in Volume M82 page 5628, Mortgage Records of Klamath County, Oregon, to secure the payment of \$14,056.62.

No cash consideration is being paid for this deed, the sole consideration being the assumption by the Grantee of certain accounts payable by Grantor as set forth in a separate agreement between the parties.

Until a change is requested, all tax statements are to be sent to the following address: *Western Service Co. P.O. Box 1720 Coos Bay, Oregon 97420*

DATED this 16 day of July, 1983.

KLAMATH RACQUET CLUB, INC.

By Ronald Hanson
President

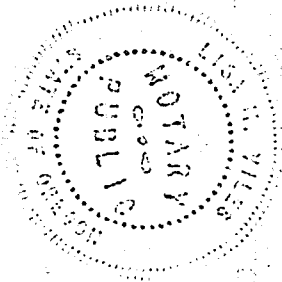
By Cherry Hanson
Secretary

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STATE OF OREGON)

County of Klamath)

Personally appeared Ronald H. Lamson and Dennis R. Lamson who, each being first duly sworn, did say that the former is the _____ president and that the latter is the _____ secretary of KLAMATH RACQUET CLUB, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on 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:



Lisa M. Viles
Notary Public for Oregon

My Commission Expires: 6-19-83

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 29th day of Dec. A.D. 19 83
at 2:49 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 12.00

Return

Foss, Whitty & Roess

P.O. Box 1120

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Coos Bay, Oregon 97420