

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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Helen H. Dwyer

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

Tri-M Builders

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 the most Westerly corner of Lot 14, block 55 of Second Hot Springs Addition to the City of Klamath Falls, State of Oregon; thence Southeasterly along the Easterly line of Michigan Avenue, 26' 3"; thence Northeasterly at right angles to said Michigan Avenue, 60' thence Northwesterly and parallel with said Michigan Avenue, 26' 3" thence Southwesterly at right angles to said Michigan Avenue 60 feet, to the point of beginning, and being a part of Lots 13 and 14 of said Block and Addition.

SEE ATTACHED DESCRIPTION.

(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 subject to reservations, restrictions, rights of way, easements of record and those apparent on the land.

and that 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 \$2,758.75.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4th day of January, 1984; 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.

Helen H. Dwyer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.
1-4, 1984

Personally appeared the above named

HELEN H. DWYER

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-19-84

STATE OF OREGON, County of) ss.

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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

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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/reel/volume No. on page. or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CERTIFIED MORTGAGE CO.
836 KLAMATH AVE.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

DESCRIPTION

Beginning at the most Westerly corner of Lot 14, Block 53 of SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southeasterly along the Easterly line of Michigan Avenue, 26' 3"; thence Northeasterly at right angles to said Michigan Avenue, 60'; thence Northwesterly and parallel with said Michigan Avenue, 26' 3"; thence Southwesterly at right angles to said Michigan Avenue 60 feet, to the point of beginning, and being a part of Lots 13 and 14 of said Block and Addition.

EXCEPTING THEREFROM the following:

A strip of land situated in Lots 13 and 14 of Block 53 of SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and being a portion of that property described in Volume M-78 at page 18382, Records of Klamath County, Oregon, said strip being more particularly described as follows:

Beginning at the most Southerly corner of the above described property which point bears Southeasterly along the Easterly line of Michigan Avenue a distance of 26.25 feet from the Northwesterly corner of Lot 14; thence Northwesterly along said Easterly line of Michigan Avenue a distance of 2.20 feet; thence North 56° 56' East along a line and the extension thereof, and at right angles to Michigan Avenue a distance of 44.60 feet to a point; thence Southeasterly, parallel with Michigan Avenue, a distance of 1.30 feet; thence Northeasterly at right angles to Michigan Avenue a distance of 15.40 feet to the Easterly line of said property described in Volume M-78 at page 18383; thence Southeasterly along said Easterly line 0.90 feet to the Southeasterly corner thereof; thence South 56° 56' West along the Southerly line of said described property a distance of 60.00 feet to the point of beginning.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 5th day of Jan A.D. 19 34
at 3:45 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 278

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00