

1-1-74

36572

WARRANTY DEED

Vol. 1186 Page 7952

KNOW ALL MEN BY THESE PRESENTS, That Donald C. Carson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bear Cat, Inc., an Oregon Corporation, 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:

A portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at 5/8" iron pin South 0°30' East 1341.15 feet from the Northeast corner of the SE $\frac{1}{4}$ of Section 8 (East $\frac{1}{4}$ of Section 8) a $\frac{1}{2}$ " pipe found in mound of rocks, the true point of beginning; thence South 0°30' East 670.58 feet to a $\frac{1}{2}$ " iron pin; thence South 89°58'30" West 330.00 feet to a $\frac{1}{2}$ " iron pin; thence North 0°30' West 670.67 feet to an iron pin; thence North 89°59'30" East 330.00 feet to the point of beginning.

(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:

1) Trust Deed dated December 8, 1975 and recorded on December 15, 1975 in Book M-75 on page 15783, which the Grantee herein agrees to assume and pay. 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 \$ 175,000.00
 Ⓢ 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 10th day of May, 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.

Donald C. Carson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.
 , 19

Personally appeared the above named

Donald C. Carson

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires

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

, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires

Donald C. Carson
 Rt. 1 Box 667 "H"
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Bear Cat, Inc.
 P.O. Box 1863 (2936 Hilyard)
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bear Cat, Inc.
 P.O. Box 1863
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Bear Cat, Inc.
 P.O. Box 1863
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 14th day of May, 1984, at 3:26 o'clock P.M., and recorded in book reel volume No. M84 on page 7952 or as document fee/file/instrument/microfilm No. 36572. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pine Apple P. Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee: \$4.00