

MSK 11543

WARRANTY DEED

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38793
KNOW ALL MEN BY THESE PRESENTS, That RENATE LEOPOLD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAPE COD FISH & CHIPS, LTD. and Larry S. Pettit and Bradley C. Lewis, 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:

84 JUL 13 PM 1 47
All of Lots 1, 2, 3, 4, 5, 6, and 7 in Block 23 of OPPORTUNITY ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southwesterly of The Dalles-California Highway. Also, those portions of vacated 4th Street, F Street and the vacated alley running through said Block 23 which are appurtenant to said lots, vacated by Order recorded May 4, 1948 in Volume 18, page 299, County Commissioners Journal.

SAVING AND EXCEPTING THEREFROM that portion of the above described property taken by the State of Oregon, represented and acting by and through its State High-

(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

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 \$30,000.00

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 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 2nd day of September, 1982; 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.

Renate Leopold

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 2nd, 1982

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

Personally appeared the above named Renate Leopold

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

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.

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6/19/83

Before me: Notary Public for Oregon
My commission expires:

Renate Leopold
5538 Sunnyside Lane
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Cape Cod Fish & Chips, Ltd.
Rt. 5, Box 1450
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Cape Cod Fish & Chips, Ltd.
Rt. 5 Box 1450
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Same as above

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

By Recording Officer Deputy

11849-A

way Commission, by decree entered January 15, 1963,
Case No. 61-166L, for West Side By-Pass, and EXCEPTING
THEREFROM that portion conveyed to the State of Oregon
by Deeds recorded in Volume 237, page 545 and Volume
238, line 1.

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

on this 13 day of July A.D. 19 84
at 1:47 o'clock P M, and duly
recorded in Vol. 1184 of Deeds
Page 11849

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 8.00