

40511

Vol. M84 Page

14286

KNOW ALL MEN BY THESE PRESENTS, That PERLA DEVELOPMENT CO., INC., an Arizona corporation, RIVERWOOD REALTY CORP., a Washington corporation, and ISAAC SHACHORY, a married man hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD D. HAMMER and GENEVA M. HAMMER, husband and wife 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:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

# MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$25,000.00

HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF THE PROPERTY OR VALUE GIVEN OR PROVIDED WHICH IS THE WHOLE OR PART OF THE

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 20th day of August, 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.

(If executed by a corporation, affix corporate seal)

ISAAC SHACHORY

By: Robert Perla, PERLA DEVELOPMENT CO., INC.

By: RIVERWOOD REALTY CORP.  
STATE OF OREGON, County of LOS ANGELES

Personally appeared ROBERT PERLA and

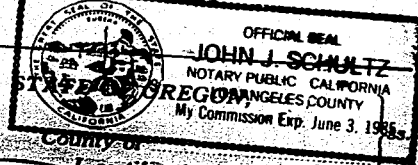
each for himself and not one for the other, did say that the former is the president and the latter is the secretary of

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: June 3, 1985

(OFFICIAL SEAL)



I certify that the within instrument was received for record on the day of 1984 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

14787

LEGAL DESCRIPTION:

A tract of land situated in Government Lots 12, 13, and 20 of Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence North 61° 07' 30" East 1118.09 feet to the southwesterly right of way line of State Highway No. 62; thence along said southwesterly right of way line North 28° 52' 30" West 1665.13 feet, more or less, to a point on the North line of said Lot 12; thence Westerly 103.73 feet, more or less, to the Northwest corner of said Lot 12; thence South 02° 18' 14" West 670.55 feet to the Southwest corner of said Lot 12; thence South 01° 54' 38" West 1328.76 feet to the point of beginning, with bearings based on Survey No. 2694 as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM that portion lying within State Highway 62.

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying with in the limits of streets, roads, or highways.
3. Reservations and right of way in Deed of Tribal Property recorded in Volume 313, page 59, Deed Records of Klamath County, Oregon, to wit:  
"Right of Way to Oregon State Highway Commission for Oregon State Highway No. 97 (Now No. 62) approved by Oscar L. Chapman, Assistant Secretary on Right of Way granted to Klamath County Court approved June 24, 1925, by John H. Edwards, Assistant Secretary of Interior, pursuant to the Act of March 3, 1901 (31 Stat. L. 1058-1084), subject to terms, conditions, and covenants of stipulations executed by the Klamath County Court, dated May 25, 1925. Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record."
4. Limited access provisions to the State of Oregon, by and through its State Highway Commission, as disclosed by Minor Partition 68-82.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: March 29, 1979  
Recorded: August 22, 1979  
Volume: M79, page 20022, Microfilm Records of Klamath County, Oregon  
Amount: \$9,244.20  
Grantor: Perla Development Co., Inc., an Arizona corporation  
Trustee: Transamerica Title Insurance Co.  
Beneficiary: Edwin F. Leibold and Laurine C. Leibold, husband and wife

The Grantees named herein do not agree to assume and pay the above described Trust Deed and the Grantors hereby agree to hold the Grantees harmless therefrom.

(Corporation)  
STATE OF WASHINGTON  
COUNTY OF KING } SS.

ATTEST COMPANY

On Aug 24, 1984 personally appeared before me, a Notary Public, in and for said County and State, Robert P. Kusler known to me to be the President of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Signature Barbara L. Albert  
BARBARA L. ALBERT



STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 27th day of August A.D., 1984 at 11:24 o'clock A M, and duly recorded in Vol M84, of Deeds on page 14786.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK  
by: Ann Smith, Deputy