

1-1-74 44194

WARRANTY DEED

Vol. 184 Page 21020

KNOW ALL MEN BY THESE PRESENTS, That BARBRA K. SARIO and FRED H. KEPNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH VENTURE CAPITAL, 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:

Lot 9, Block 2, Mt. Lakes Homesites, Tract 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, restrictions, reservations and rights of way of record or those apparent on the land. ALSO SUBJECT TO any encumbrances which grantee agrees to assume and pay and hold grantor harmless therefrom

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.

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 \$8,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised XXXXX~~

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 12th day of December, 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)

Barbra K. Sario

Fred H. Kepner

STATE OF OREGON,

County of Klamath

December 12, 1984

Personally appeared the above named Barbra K. Sario and Fred H. Kepner

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

Before me, Evelyn Blehn
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/2/88

STATE OF OREGON, County of

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Personally appeared

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

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:

Barbra K. Sario & Fred H. Kepner
3038 Cannon
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Klamath Venture Capital, Inc.
3038 Cannon
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff
228 North 7th Street
Klamath Falls, OR 97601
NAME ADDRESS ZIP

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

Klamath Venture Capital, Inc.
3038 Cannon
Klamath Falls, OR 97601
NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of December, 1984, at 9:42 o'clock A.M. and recorded in book 21020 volume No 184 on page 21020 or as document fee file instrument microfilm No 44195 Record of Deeds of said county.

Witness my hand and seal of County affixed

Evelyn Blehn, County Clerk

By Ann Smith Deputy

Fee: \$5.00