

44195

WARRANTY DEED

Vol. 1184 Page 21021

KNOW ALL MEN BY THESE PRESENTS, That KEPNER, KEPNER & SARIO, a partnership consisting of Lucile F. Kepner, Fred H. Kepner and Barbra K. Sario, 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:

The West 50 feet of Lot 10 in Block 2, FIRST ADDITION TO ALAMONT ACRES, Klamath County, Oregon.

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

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 \$ 10,400.00

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 12 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)

By

STATE OF OREGON,

County of Klamath

December 12

1984

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

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/2/88

KEPNER, KEPNER & SARIO

By

By

STATE OF OREGON, County of

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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)

Kepner, Kepner & Sario
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 9:44 o'clock A. M. and recorded in book reel volume No. M84 on page 21021 or as document fee file instrument/microfilm No. 44195. Record of Deeds of said county.

Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk

By Deputy
Fee: \$5.00