

44197

WARRANTY DEED

STEVENS-NEEL LAW PUBL. SH. NG. CO. PORTLAND, OR. 97204

Vol. M84 Page 21023

KNOW ALL MEN BY THESE PRESENTS, That KEPNER, KEPNER & SARIO, a partnership consisting of Lucile F. Kepner, Fred H. Kepner & Barbra K. Sario, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH VENTURE CAPITAL, INC., an Oregon Corporation 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:

Pract 12, PLEASANT HOME TRACTS.

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.

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 \$ 21,200.00

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 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)

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

By

STATE OF OREGON, County of

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ss.

Personally appeared

and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

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

ss.

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 21023 or as document fee file/instrument/microfilm No. 44197. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk

By Deputy

Fee: \$5.00

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