

1-1-74

47345

WARRANTY DEED

Vol. M85 Page

4725

KNOW ALL MEN BY THESE PRESENTS, That

Jerry Molatore

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Joseph W. Green

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:

Commencing at a point 30 feet Easterly from the Southwesterly corner of Lot 4 in Block 17 of ORIGINAL TOWN OF LINKVILLE (now City of Klamath Falls), Oregon; thence Easterly along the Southerly line of said Block 17 a distance of 80 feet; thence Northerly and parallel with the Westerly line of said Lot 4 a distance of 112 feet to the alley described in an instrument recorded in Book 20 at page 25 of Klamath County, Oregon, Deed Records; thence Westerly along the Southerly line of said alley and parallel with the Southerly line of said Block 17 a distance of 80 feet; thence Southerly and parallel with said Westerly line of said Lot 4 a distance of 112 feet to the point of beginning, being a portion of Lots 3 and 4 of said Block 17. Subject to: All party wall agreements affecting said premises, if any.

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 reservations, restrictions, rights-of-way, easements of record and those apparent on the land.

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 \$115,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$115,000.00. THE PART OF THE CONSIDERATION PAID FOR THE TRANSFER OF THE PREMISES DESCRIBED IN THE ABOVE DEED IS \$115,000.00. THE REMAINDER OF THE CONSIDERATION IS PAID FOR THE TRANSFER OF THE PREMISES DESCRIBED IN THE ABOVE DEED.~~

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 15th day of March, 1978; 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.

Jerry Molatore

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

Klamath } ss.  
March 15, 1978

Personally appeared the above named

Jerry Molatore

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

8-23-81

STATE OF OREGON, County of \_\_\_\_\_) ss.

1978

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Jerry Molatore

426 Main Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joseph W. Green

Post Office Box 1915

Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joe Green  
P.O. Box 1915  
Eugene, OR, 97440

Office Box 1915  
Eugene, OR 97401

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of April, 1985, at 3:06 o'clock P.M., and recorded in book M85 on page 4725 or as file/reel number 47345.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By \_\_\_\_\_ Deputy

Fee: \$5.00

Cek  
5.00