

48415

MTC#14912

WARRANTY DEED

Vol. M85 Page 6588

KNOW ALL MEN BY THESE PRESENTS, That

P. P. &amp; W. PROPERTIES, a co-partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSE LUIS VARGAS and BERTHA VARGAS, 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:

Lots 22 and 23 and the Northwesterly 15 feet of Lot 21 in Block 25, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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 shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed

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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93-030.)

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 3rd day of May, 1985; 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)

P. P. & W. Properties, a co-partnership  
By: William H. Pohll, Managing Partner

STATE OF OREGON,

County of Klamath

4/3, 1985

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

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.

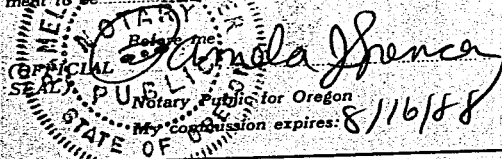
Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named William H. Pohll, as Managing Partner for P. P. & W. Properties, a co-partnership, and acknowledged the foregoing instrument to be his voluntary act and deed.



P. P. &amp; W. Properties

GRANTOR'S NAME AND ADDRESS

Jose Luis Vargas & Bertha Vargas  
413 Division  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/roll number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

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

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SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
  2. 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: June 26, 1974  
Recorded: June 27, 1974  
Volume: M74, page 7972, Microfilm Records of Klamath County, Oregon  
Amount: \$13,500.00  
Grantor: Fred R. Baker and Betty R. Baker, husband and wife  
Trustee: William Ganong, Jr.  
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

The Grantees as they appear on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full.

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.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of  
on this 3rd day of May A.D. 19 85  
at 4:23 o'clock PM, and duly  
recorded in Vol. M85 of Deeds  
Page 6588  
**EVELYN BIEHN**, County Clerk  
By Sam Smith Deputy  
Fee 9.00

