

OA

49486

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ward Friedman and Charles Wells,  
Trustees of Klamath Masonic Lodge No. 77, Klamath Falls, Oregon  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
THOMAS L. KNIGHT 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:

Beginning at a point which bears from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, S 0°13'W a distance of 30 feet to a point on the Southerly right of way line of the Dalles-California Highway; thence S. 89°53'W. along said southerly right of way line of said Highway, a distance of 695.5 feet to a point; thence S. 0°13'W. a distance of 200 feet to a point; thence S. 89°53'W. a distance of 84 feet to the Northeast corner of the property herein to be described, being the true point of beginning; thence continuing S. 89°53'W. a distance of 66 feet to the Northwest corner of said tract; thence S. 0°13'W. a distance of 100 feet to the Southwest corner of said tract; thence N. 89°53'E. 66 feet to the Southeast corner thereof; thence N. 0°13'E. a distance of 100 feet to the point of beginning, being a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(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 \$ 22,000.00.

~~① If the actual consideration is not stated, the grantor shall include other property or value given or promised which is~~  
consideration (Indicate which) ① (The sentence between the symbols ①, 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 15 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.

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.

KLAMATH MASONIC LODGE NO. 77  
x Charles Wells  
Trustee

x Ward Friedman  
Trustee

STATE OF OREGON, )  
County of Klamath ) ss.  
May 15, 1985.

Personally appeared the above named  
Ward Friedman and Charles Wells

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

Before me:  
(OFFICIAL SEAL) Bartenev J. Tucker  
Notary Public for Oregon  
My commission expires: 6-16-88

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: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

Klamath Masonic Lodge No. 77  
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Thomas R. Knight

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas R. Knight

910 Klamath Trail Federal  
540 Main St.  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of June, 1985, at 2:44 o'clock P.M., and recorded in book/reel/volume No. 185 on page 8332 or as fee/file/instrument/microfilm/reception No. 49436, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Fam Smith Deputy

Fee: \$5.00