

50814

WARRANTY DEED

Vol. 185 Page 10578

KNOW ALL MEN BY THESE PRESENTS, That

Jennings Furniture Company, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cascade Assets, 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:

SEE LEGAL DESCRIPTION AS SET FORTH ON THE REVERSE OF THIS DEED.

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 set forth on the reverse of this deed.

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 \$ 135,000.00

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 9th day of July, 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)

Jennings Furniture Company

BY

STATE OF OREGON,

County of

ss.

19

Personally appeared the above named

and acknowledged the foregoing instrument to be

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

July 9

ss.

Personally appeared Jerry Jennings and Judith L. Jennings

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

Jennings Furniture Company

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: 7/13/85

(OFFICIAL SEAL)

Jennings Furniture Company

GRANTOR'S NAME AND ADDRESS

Cascade Assets, Inc.

2526 Yonna Street

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per 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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

LEGAL DESCRIPTION

10579

Lot 2 and the Northeasterly 3.9 feet of Lot 3 in Block 19 of Linkville (Now city of Klamath Falls, Oregon) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, 8 feet off the Northwestern side thereof which is reserved for use as an alley, said alley being parallel to Main Street.

ALSO EXCEPTING THEREFROM all that portion of Lot 2 and the Northeasterly 3.90 feet of Lot 3, Block 19, original plat of Linkville, Klamath County, Oregon now occupied by the Willard Hotel complex or used for ingress and egress to said complex more particularly described as: Beginning at the Northwestern corner of that parcel recorded in Volume M68 page 6088 of the Official Deed Records of Klamath County, Oregon; thence Southeasterly along the boundary of said parcel S50°55'E 34.4 feet more or less to a corner of the Bush Furniture Building; thence Northerly along the outside face of said building 5.8 feet more or less to a corner of said building; thence Northwesterly along the outside face of said building 30.1 feet more or less to a point on the Northwestern property line of said parcel; thence S39°05'W 4.3 feet more or less to the point of beginning, containing 148 square feet more or less.

END

SUBJECT TO:

1. City water and sewer charges, if any, due to the City of Klamath Falls,
2. Subject to existing party wall agreements, if any.

"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; ss.

Filed for record . . .

this 9th day of July A.D. 19 85 at 4:20 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 10579.

EVELYN BIEHN, County Clerk
By Bernice A. Ketch

Fee \$9.00