

OA 51013

## WARRANTY DEED

Vol. M85 Page 11045

KNOW ALL MEN BY THESE PRESENTS, That Oliver Spires and Dianne Spires,  
 husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Owens Development  
Co., an Oregon corporation, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Lots 5 and 6 in Block 63 of Nichols Addition to the City of Klamath  
 Falls more particularly described as follows: Beginning at a point on the Easterly line  
 of 8th Street 40 feet Southeasterly from the most Westerly corner of Lot 5 said Block 63;  
 thence 40 feet Southeasterly along the Easterly line of 8th Street; thence 82.10 feet  
 Northeasterly and parallel to Grant Street; thence 40 feet Northwesterly and parallel to  
 8th Street; thence Southwesterly 82.10 feet, more or less, to the point of beginning

Subject to easements and rights of way of record and apparent on the land and to  
 reservations and restrictions of record. Further subject to that certain Trust Deed in  
 favor of South Valley State Bank recorded June 9, 1983, Vol. M83, page 9091, Mortgage  
 Records of Klamath County, Oregon, which grantees expressly assume and agree to pay.

(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 taxes  
 for fiscal year 1985-86;

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 \$ none.  
 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.

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.

*Dianne E. Spires*  
 Dianne E. Spires

STATE OF OREGON, )  
 County of Klamath ) ss.  
July 9, 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 be-  
 half 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)

Personally appeared the above named  
Oliver Spires and Dianne Spires

and acknowledged the foregoing instru-  
 ment to be their \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 9/23/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Owens Development Co.  
 520 Klamath Avenue  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
 ment was received for record on the  
12th day of July, 1985,  
 at 3:40 o'clock P.M., and recorded  
 in book/reel/volume No. M85 on  
 page 11045 or as fee/file/instru-  
 ment/microfilm/reception No. 51013,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

By Bernetha A. Smith, Deputy