

51054

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE N. ASAI and NOBUKO M. ASAI, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CORPORATION OF THE PRESIDENT BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A, 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:

A tract of land situated in Government Lots 24 and 25 of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at a point from which the East 1/4 corner of said Section 8 bears North 27°32'50" East, 1027.43 feet; thence South 28°52'11" East, 298.28 feet to a point on the West line of State Highway No. 422; thence South 35°59'31" West on said West line, 333.60 feet to a point on the North line of State Highway No. 62; thence North 28°52'11" West on said North line, 440.00 feet; thence North 61°07'49" East 302.00 feet to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those 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 \$ 20,000.00

However, the actual consideration consists of other property or value given or promised which is the subject of this deed, and which is 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 20th day of June, 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)

STATE OF OREGON } ss.
County of Albemarle }
June 26, 1985

Personally appeared the above named
GEORGE N. ASAI and NOBUKO M. ASAI

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

Before me:
Judith S. Herring
Notary Public for Oregon
My commission expires:
March 19, 1988.

George N. Asai and Nobuko M. Asai
495 Clearview Circle
Earlsville, Virginia 22936

GRANTOR'S NAME AND ADDRESS
The Church of Jesus Christ of Latter-Day Saints
Real Estate Division, Twelfth Floor
50 East North Temple Street, Salt Lake City, UT 84150
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
1985

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:

STATE OF OREGON,) ss.

County of _____

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Reservations as contained in Deed recorded in Volume 294, page 219, Deed Records of Klamath County, Oregon, recorded September 5, 1957, to wit:

"There is also reserved a right of way to Oregon State Highway Commission for Oregon State Highway No. 97 (now State Highway No. 62), approved by Oscar L. Chapman, Assistant Secretary of the Interior, on October 22, 1938, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1084), and Departmental regulations thereunder.

Title to the above-described property is conveyed to subject to any existing easement for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record.

All subsurface rights, except water, are hereby reserved, in trust, for the heirs of Millie Yhilitate, deceased Klamath Allottee No. 648."

"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 at request of July A.D. 19 85 at 2:47 o'clock P M., and duly recorded in Vol. 15th day of Deeds on Page 11110 M85.

FEE \$9.00

By Evelyn Biehn County Clerk Sam Smith

