

1-1-74

54012

WARRANTY DEED

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16066

KNOW ALL MEN BY THESE PRESENTS, That

JACOB T. EGALITE and DELORES A. EGALITE, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BRUCE H. CLARK

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:

Lot 1, LESS the Southern 41 feet thereof, Block 6, LAKESIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County of Klamath County, Oregon.

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.

(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 1985-86 taxes, a lien not yet due and payable, conditions, restrictions easements and encumbrances of record.

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 \$24,000.00*
*However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 30 day of SEPTEMBER, 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.

* Original consideration on Egalite/Scott Contract, this deed is being recorded to complete the Assignment of Seller's interest in said Contract.

STATE OF OREGON,

County of Klamath

9/30, 1985

Personally appeared the above named

Jacob T. and Delores A. Egalite

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

Before me:

Notary Public for Oregon

My commission expires: 3-9-89

STATE OF OREGON, County of Klamath

30 Sept, 1985

Personally appeared

Delores A. Egalite and
Jacob T. Egalite 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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of October, 1985, at 3:45 o'clock P.M., and recorded in book/reel/volume No. M85 on page 16066 or as document/fee/title instrument/microfilm No. 54012, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By P. Smith Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Northwest Escrow Inc.

1307 Lincoln St.

Eugene, OR 97401

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$5.00