MOUNTAIN TITLE COMPANY INC 54547 Vol. MOS Page_ WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That WARREN G. MASON and THELMA T. MASON, husband and wife hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by JAMES A. WOOD, JR. 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: The Northeasterly 50 feet of Lots 9 and 10 in Block 20 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. "This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses." SUBJECT TO: Taxes for the fiscal year 1985-1986 a lien, due and payable; and right of way easement as shown of record in Book 86, at page 618, Record __ Oregon. Record of Deeds, Klamath County, Ξ (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 above and those apparent upon the land, if any, as of the date of this deed 5 Transference 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 MOUNITAIN HITLE COMPANY INC The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00 AMEMANAN XURAX AGANAK XEBANMANGANGAX ESTISIAN XOOX DA XUBELOUES XOTHER DROUGHXX XOTX KALDEX GIREN XOTX BROTHING XHOUCH XIEX the whole whole who who who who who who who who who was a sentence between the symbols 0, 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 / Studay of October, 19 85.; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by N anon -WARREN G. MASON (If executed by a corporation affix corporate seal) THELMA MASON STATE OF OREGON! S STATE OF OREGON, County of County of Klassath 19 Personally appeared ~1 ...who, being duly so Personally appeared the above named each for himself and not one for the other, did say that the former is the WARREN C. WASON and THELMA T. MASON, husband and with president and that the latter is the secretary of and acknowledged the foregoing instruand that the seal affixed to the foregoing instrument is the corporation, 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: voluntary act and deed. ore me: Before me: (OFFICIAL SEAL (OFFICIAL Notary Public for Oregon SEAL) My commission expires: 11/12/87 Notary Public for Oregon My commission expires: Warren G. Mason & Thelma T. Mason 815 Eldorado Avenue STATE OF OREGON, Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDR Klamath County of James A. Wood, Jr. I certify that the within instru-P.O. Box 311 ment was received for record on the Klamath Falls, OR 97601 GRANTER'S NAME AND ADDRESS 18th day of October ,19.85 , at 4:26 o'clock P.M., and recorded SPACE RESERVED er recording return to: in book M85 on page 17007 or as file/reel number 54547 FOR SAME AS GRANTEE RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of NAME, ADDRESS, 21P County affixed. a change is requested all tax statem ents shall be sent to the following add Evelyn Biehn, County Clerk SAME AS GRANTEE By PAm Amel Deputy NAME, ADDRESS, ZIP Fee: \$5.00 MOUNTAIN TITLE COMPANY INC

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