57933 ASPEN M-29517 Vol. 186 Page 2165 WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That..... J.F.S. INC., An Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... HENRIS ROOFING & SUPPLY OF KLAMATH COUNTY, INC., 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-Lots 42 to 53 inclusive, Block 13, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. Restrictions, but omitting restrictions, if any, based on race, 2. color, religion or national origin, as shown on the recorded plat of Industrial Addition to the City of Klamath Falls.  $\infty$ (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 those set out above 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 \$ 51,000.00 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 31 day of January if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by , 19.86; 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. J.F.S. INC. BY: BY: Larrige STATE OF OREGON, STATE OF OREGON, County of. marion County of 88. February 3 ., 19.86 19 Garnet L. Johnson and .who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named. the J.F.S. Inc. and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and socied in be-half of said corporation by authority of its board of thectors, and each of them acknowledged said instrument to be its voluntary art and deed, Before me: secretary of .... and acknowledged the foregoing instrument to be ..... ......voluntary act and deed. Before me: (OFFICIAL SEAL) Erron Dhe Sue COFFICE 1 Notary Public for Oregon Notary Public for Gregon SEAL My commission expires: My commission expires: 9-28-86 O till exercised by we J.F. S. Inc. STATE OF OREGON GRANTOR'S NAME AND ADDRESS County of .....Klamath... Henris Roofing & Supply of I certify that the within instru-Klamath County, Inc. ment was received for record on the GRANTER'S NAME AND ADDRESS at .....3:31 ... o'clock ... P... M., and recorded SPACE RESERVED in book/reel/volume No...M86.....on Henris Roofing & Supply 410 Adams FOR RECORDER'S USE page .2165..... or as fee/file/instrument/microfilm/reception No...57933..; lamath Record of Deeds of said county. Witness my hand and seal of t to the following address. County affixed. Henris Roofing 410 Adams 4 Surply Evelyn Biehn, County Clerk. Klamath Falls, Oregon By Jerne ... Deputy Ecc \$5.00

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