

59095

K-38250  
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
MEDO-BEL CREAMERY, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE J. NEIER and RUTH C. NEIER, husband and wife as to an undivided  $\frac{1}{2}$  interest, hereinafter called the grantees, 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:  
and JACK F. SIMINGTON and BERLENE G. SIMINGTON, husband and wife as to an undivided  $\frac{1}{2}$  interest

Lots 1, 2, and 3 in Block 60 of Second Hot Springs Addition to the City of Klamath Falls, Oregon, and the Southwesterly 10 feet of the vacated alley adjoining Lots 1 and 2 in said Block 60, all according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in the dedication of Second Hot Springs Addition; Easement reserved in Order Vacating Alley recorded June 28, 1939, in Deed Volume 123, page 85, records of Klamath County, Oregon; and Right of Way for pole and wire line recorded April 28, 1948 in Volume 220 page 52 and corrected by instrument recorded May 12, 1948 in Volume 220 page 365, Deed records of Klamath County, Oregon.

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

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 \$ 87,500.00  
The actual consideration consists of or includes other property or value given or promised which is 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 11th day of March, 1986; 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 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.

MEDO-BEL CREAMERY, INC.

By: Elmer Belcastro - Vice Pres

By: Jennie Belcastro Sec.

STATE OF OREGON, )  
County of ) ss.

March 11, 1986

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.

March 11, 1986

Personally appeared Elmer Belcastro and Jennie Belcastro, who, being duly sworn,

each for himself and not one for the other, did say that the former is the Vice-president and that the latter is the secretary of

Medo-Bel Creamery, Inc. 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: 8/27/87

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 11th day of March, 1986 at 12:14 o'clock P.M., and recorded in book/reel/volume No. M86 on page 4015 or as fee/file/instrument/microfilm/reception No. 59095, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

By: Deputy Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Neier & Simington  
1427 Tamera  
Klamath Falls, OR 97603

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

NAME, ADDRESS, ZIP