

59585

WARRANTY DEED

R.

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES DEHLINGER and BARBARA DEHLINGER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE LEASING CORPORATION, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 40, KLAMATH FAIR FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Subject to an undivided one-half interest in oil, gas, and mineral rights as reserved in Deed from Ada Parsons Sparretorn to Henry O. Cox, et al, recorded June 11, 1936, in Deed Volume 106, page 460, Records of Klamath County, Oregon. (Affects SE 1/4 of the SE 1/4 of Section 8 and other lands)

2. Reservations as contained in plat dedication, to wit: "said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40-foot building setback on all lots adjacent Highway 66 and to all easements and reservations of record."

(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 appurtenant 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 \$ 2,983.40

~~THE GRANTEE HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be made to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th 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 BEING FOR THE PURPOSE OF THE PROPERTY OF THE GRANTEE IN THE STATE OF OREGON, THE GRANTEE HEREBY WARRANTS AND FOREVER DEFENDS 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.

Charles R. Dehlinger
CHARLES DEHLINGER

Barbara Dehlinger
BARBARA DEHLINGER

STATE OF OREGON, County of) ss.

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:

(If executed by a corporation, affix corporate seal)

Charles Dehlinger & Barbara Dehlinger

GRANTEE NAME AND ADDRESS

Dale Leasing Corporation, an Oregon corporation
c/o Jack Davis, Devin & Culvert, Attorneys at
Law, P.O. Box 1098, Grants Pass, OR 97526

GRANTEE NAME AND ADDRESS

NAME AS GRANTEE

NAME ADDRESS ZIP

NAME AS GRANTEE

NAME ADDRESS ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of March, 1986, at 8:52 o'clock A.M., and recorded in book/reel/volume No. 1186 on page 5004 or as fee/file/instrument/microfilm/reception No. 59585, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk

By [Signature] Deputy

Fee: \$10.00