

60844

Vol. 1481 Page 7394

KNOW ALL MEN BY THESE PRESENTS, That FIRST SERVICE CORPORATION OF SOUTHERN OREGON, an Oregon Corporation and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRANK D. ROLLINS AND DIANE ROLLINS, husband and wife

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 14, and Lot 15, Block 47, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPT that portion of Lot 15, described as follows: Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the NE corner of said lot; thence Westerly parallel with the North line of said lot, 60.5 feet; thence Westerly parallel with the South line of said Block, 98 feet, more or less, to the West line of said Lot 15; thence North along the lot line to the NW corner of said lot; thence Easterly along the alley line to the NE corner of said lot; thence South along the lot line, 60 feet to the point of beginning.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

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 those above set forth.

will warrant and forever defend the above granted 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 \$ 35,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on July 2, 19 82.

FIRST SERVICE CORPORATION OF SOUTHERN OREGON

By James D. Bocchi President
By May Bothwell Secretary

(SEAL)

STATE OF OREGON, County of Klamath
Personally appeared James D. Bocchi

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 First Service Corporation of Southern Oregon, an Oregon 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: Rich Owens

Notary Public for Oregon

My commission expires: 5-14-84

NOTE - The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO

AFTER RECORDING RETURN TO

Frank D. and Diane Rollins
5441 Bartlett
Klamath Falls, Oregon 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 30th day of April, 19 86 at 9:26 o'clock A.M., and recorded in book M86 on page 7394 or as filing fee number 60844. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,
Klamath County Clerk

By Pam Smith Deputy

Fee: \$10.00

APR 30 AM 9 26

APR 30