

64502

MOUNTAIN TITLE COMPANY

Vol. 1390 Page 13907

KNOW ALL MEN BY THESE PRESENTS, That THEODORE N. EMARD and DOROTHY L. EMARD, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHILOQUIN LIONS CLUB, a non-profit 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 3, Block 1, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

"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."

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 shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed.

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of August, 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.

(If executed by a corporation, affix corporate seal)

Theodore N. Emard

Dorothy L. Emard

STATE OF OREGON, County of

19

Personally appeared

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

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

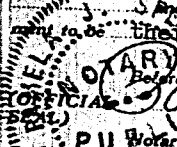
8/6, 1986

Personally appeared the above named

Theodore N. Emard &

Dorothy L. Emard

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



Notary Public for Oregon

My commission expires: 8/1/98

THEODORE N. & DOROTHY L. EMARD

GRANTOR'S NAME AND ADDRESS

CHILOQUIN LIONS CLUB

PO Box 199

Chiloquin OR 97624

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Party Wall Agreement, including the terms and provisions thereof,
Dated: March 9, 1926
Recorded: March 11, 1926
Volume: 69, page 357, Deed Records of Klamath County, Oregon
Between Henry Wolff and Josephine Wolff and G. W. Brown & Martha Brown
For: Party Wall between Lots 3 and 4
3. Party Wall Agreement, including the terms and provisions thereof,
Dated: May 1, 1926
Recorded: July 30, 1926
Volume: 72, page 200, Deed Records of Klamath County, Oregon
Between Henry G. Wolff and Josephine M. Wolff and George M. and Lorena C. Strowbridge
For: Party Wall between Lots 2 and 3
4. An easement created by instrument, including the terms and provisions thereof,
Dated: November 10, 1927
Recorded: April 26, 1928
Volume: 80, page 217, Deed Records of Klamath County, Oregon
In favor of: City of Chiloquin
For: 8" sewer pipe line along the West 6'

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of August

FEE \$14.00

of A.D. 19 86 at 4:37 P o'clock the 6th day
Deeds on Page 13907 Vol. M36

Evelyn Biehn, County Clerk
By *Ann Smith*

