

09-13148

STEVENESS LAW PUBLISHING CO., PORTLAND, OR, 97204

65115

K-38240
WARRANTY DEED

Vol. M80 Page 15103

KNOW ALL MEN BY THESE PRESENTS, That

L. Q. DEVELOPMENT, OREG., LTD.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KERN'S BROTHERS REAL ESTATE, ORE., an Oregon Partnership, 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 13, Block 2, LOCKFORD, Tract No. 1228, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; rules, regulations and assessments of South Suburban Sanitary District; Annexation Agreement, between City of Klamath Falls and L. Q. Development, Oreg., Ltd., recorded November 12, 1985, in Volume M85 page 18301, Deed records of Klamath County, Oregon; underground Right of Way Easement to Pacific Power & Light Company, recorded December 4, 1985 in Volume M85 page 19793, Deed records of Klamath County; Reservations and restrictions in the dedication and as shown on the plat of Tract 1228 Lockford; Declaration of Conditions and Restrictions for Tract No. 1228, Lockford, recorded February 28, 1986, in Volume M86 page 3416, Deed records of Klamath County, Oregon.

(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

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 \$ 42,950.00. 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 15th 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.

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.

L. Q. DEVELOPMENT, OREG., LTD.

Reginald L. LeOueu

STATE OF OREGON

COUNTY OF Klamath

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Reginald L. LeOueu, who being duly sworn did say that he is the General Partner of L. Q. Development, Oreg., Ltd., a limited partnership, and acknowledged the foregoing instrument to be his voluntary act and deed.

Faye M. Moore
My Commission Expires: 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS-4
540 Main
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 22nd day of August, 1986, at 8:35 o'clock A.M., and recorded in book/reel/volume No. M86 on page 15103 or as fee/file/instrument/microfilm/reception No. 65115, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Ann Smith* Deputy

Fee: \$10.00