

KCTC-38985

66722

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TERRY W. THORSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAYCO PETROLEUM 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 83 of Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions in deed recorded July 2, 1951, in Volume 248 page 304, 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

Subject to easements and rights of way of record and apparent on the land

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 \$22,500.00. 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 2nd day of October, 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.

TERRY W. THORSEN

STATE OF OREGON,
County of Klamath } ss.
October 2, 1986

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named Terry W. Thorsen

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

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.

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/21/88

Notary Public for Oregon
My commission expires: _____

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clayco Petroleum Corp.
1537 Ward St.
Klamath Falls, Oregon 97603

Until a change is requested all tax statements shall be sent to the following address.
Clayco Petroleum Corp.
1537 Ward St.
Klamath Falls, Oregon 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of October, 1986, at 1:35 o'clock P.M., and recorded in book/reel/volume No. 1186 on page 18082 or as fee/file/instrument/microfilm/reception No. 66722, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bieln, County Clerk
NAME TITLE

By Ann Smith Deputy

Fee: \$10.00