

KCTC - 38998

STEVENESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. MS Page 20743

68146

KNOW ALL MEN BY THESE PRESENTS, That THOMAS E. O'HARRA and JOAN K. O'HARRA, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BATSELL BROS. OIL CO., INC., 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:

Lots 3 and 4 in Block 20 of Original Town of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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

See Attached Exhibit "A"

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 \$ 85,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of November, 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.

STATE OF OREGON,

County of Klamath ss.  
November 13, 1986

Personally appeared the above named

Thomas E. O'Harra and  
Joan K. O'Harra

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

(OFFICIAL SEAL)

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

Thomas E. O'Harra

Joan K. O'Harra  
Joan K. O'Harra

STATE OF OREGON, County of \_\_\_\_\_, ss.  
19\_\_\_\_

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)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Batsell Bros. Oil Co. Inc.  
2300 S. 6th Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Batsell Bros Oil Co, Inc  
2300 S. 6th Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

86 NOV 13 PM 3 06



## EXHIBIT "A"

20744

Subject to:

1. Trust Deed, including the terms and provisions thereof, in favor of Rainier National Bank, a National Banking Association, dated August 31, 1977, recorded September 26, 1977, in Volume M77 page: 17985, Mortgage Records of Klamath County, Oregon, which Trust Deed the grantees herein do not agree to assume and pay.
2. Reservations and restrictions in deed recorded September 27, 1977, in Volume M-77 page 18116.
3. Trust Deed, including the terms and provisions thereof, in favor of Linda Cheryl Tejada, recorded October 8, 1986 in Book M-86 at page 18415, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 13th day  
of November A.D. 1986 at 3:06 o'clock P. M., and duly recorded in Vol. M86  
of Deeds on Page 20743.

FEE \$14.00

Evelyn Biehn, County Clerk  
By Pat Smith