

OK

77552

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
FRANK R. WALKER AND MARY J. WALKER, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
YEHEZKIEL ISAAC

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

That portion of Lot 28 in Section 3, Township 36 South, Range 7 East of the Willamette Meridian, lying between the Easterly right-of-way line of Southern Pacific Railway and Westerly right-of-way line of Dalles-California Highway.

SUBJECT TO:

1. Reservations and restrictions in Land Status Report, recorded December 16, 1958, in Volume 307 page 636, Deed Records of Klamath County, Oregon.
2. Right of Way, including the terms and provisions thereof, dated October 29, 1959, recorded in Volume 317 page 88, 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

As set forth hereinabove

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 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 22nd day of July, 1987; 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.
July 22, 1987.

Personally appeared the above named
Frank R. Walker & Mary J. Walker
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

Frank R. Walker
FRANK R. WALKER

Mary J. Walker
MARY J. WALKER
STATE OF OREGON, County of _____ ss.

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 _____

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Frank R. & Mary J. Walker

GRANTOR'S NAME AND ADDRESS

Yehezkiel Isaac

GRANTEE'S NAME AND ADDRESS

After recording return to:
Yehezkiel Isaac
3225 Shelby Drive
Los Angeles, Calif. 90034
NAME, ADDRESS, ZIP

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

Yehezkiel Isaac
3225 Shelby Drive
Los Angeles, Calif. 90034
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of July, 1987, at 2:28 o'clock P. M., and recorded in book/reel/volume No. M87 on page 13642 or as fee/title/instrument/microfilm/reception No. 77552, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00

By F. M. Smith Deputy