

79982

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD L. HEATLEY and NORMA V. HEATLEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH VENTURE CAPITAL, INC., an Oregon corporation 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 12 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerks office of Klamath County, Oregon.

"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."

SUBJECT TO: The premises herein described are within and subject to the statutory powers including the power of assessment, of South Suburban Sanitary District; the premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation; and subject to reservations and restrictions as contained in instrument dated May 9, 1939, and recorded September 23, 1940, in Volume 132 at page 148, Deed Records of Klamath County, Oregon, wherein Idella Harnden is grantor and Harry L. Watts et ux is grantee.

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 state above and those apparent upon the land, if any, as of the date of this deed

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 \$ 17,000.00

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 17 day of October, 1985; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CLIFFORD L. HEATLEY
NORMA V. HEATLEY

STATE OF CALIFORNIA
County of Alameda
October 17, 1985

STATE OF OREGON, County of _____, 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 _____

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: _____
(If executed by a corporation, affix corporate seal)

ment to be the _____
Before _____
(OFFICIAL SEAL)
Notary Public for California
My Commission Expires on April 15, 1988
My commission expires: 4-15-88

Clifford L. Heatley & Norma V. Heatley

GRANTOR'S NAME AND ADDRESS
Klamath Venture Capital, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:
Linda Dwyer
PO Box 673
McCloud, CA 96057
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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, 1987, at 10:13 o'clock A.M., and recorded in book/reel/volume No. M87 on page 17851 or as fee/file/instrument/microfilm/reception No. 79982, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By _____ Deputy

Fee \$10.00