

83003

WARRANTY DEED

Vol. M87 Page 23184

KNOW ALL MEN BY THESE PRESENTS, That

VINCENT GARCIA and LORRAINE GARCIA aka Lorraine M. Garcia aka Lorraine A. Garcia, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

BIRCH CHIROPRACTIC CORPORATION, a California 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:

Government Lots 5 and 6, EXCEPTING THEREFROM that portion of Lot 6 lying Northeast of Highway 62, also that portion of Government Lot 4 lying Easterly of the East right-of-way of the D-C Highway in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Klamath County Tax #3507-0600-0300 and #3507-0600-0200.

## MOUNTAIN TITLE COMPANY

"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."

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

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 \$ 110,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 17 day of December, 19 87; 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.

(If executed by a corporation, affix corporate seal)

VINCENT GARCIA

LORRAINE GARCIA aka Lorraine M. Garcia aka Lorraine A. Garcia

STATE OF NEVADA

County of ELKO ss.  
December 17, 19 87

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_ 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 acknowledged the foregoing instrument to be their voluntary act and deed.

BARBI JARED

Notary Public - State of Nevada

Elko County, Nevada

Expiration Date June 5, 1990

(OFFICIAL SEAL)

My commission expires: June 5, 1990

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

VINCENT GARCIA and LORRAINE A. GARCIA  
Box A-2  
Lee, NV 89829

GRANTOR'S NAME AND ADDRESS

BIRCH CHIROPRACTIC CORPORATION  
P.O. Box 393  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY  
407 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of December, 1987, at 3:04 o'clock P. M., and recorded in book M87 on page 23184 or as file/reel number 83003, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Bernetha S. Schubert, Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY

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