

85043

12-13-13

WARRANTY DEED

Vol. 1482 Page 3278

KNOW ALL MEN BY THESE PRESENTS, That GEORGE EARL YATES AND ELLEN VIRGINIA YATES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE'S APPLIANCE CENTER, INC., an Oregon 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 10 in Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 5 feet thereof conveyed for road purposes in Volume 362 at page 462, Deed Records of Klamath County, Oregon.

ACCOUNT NO. 3909-03CA-700
KEY NO.- 526611

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 except those of record and apparent to the land as of the date of this instrument,

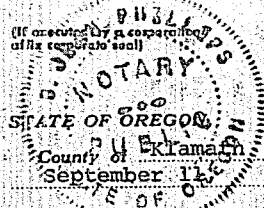
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,178.00

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 11th day of September, 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.



Personally appeared the above named
George Earl Yates and Ellen
Virginia Yates

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 3-2-88

George Earl Yates

Ellen Virginia Yates

STATE OF OREGON, County of Klamath) ss.
1987

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 be-
half 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:

George Earl Yates and Ellen Virginia Yates
1739 Bisbee

Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

After recording return to:

GEORGE'S APPLIANCE CENTER, INC.
3102 Crosby
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address,
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
9th day of March, 1988,
at 8:44 o'clock A. M., and recorded
in book M88 on page 3278 or as
file/reel number 85043

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By _____ Recording Officer
Deputy

Fee: \$10.00