

MTC #19445-K

1-17-76 85786

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Tom Powley, Eldon Powley and Steve Powley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carlyle B. Whitman, 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:

The Northwesterly 35 feet of Lot 5 in Block 46 of First Addition to the 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 except as noted of record as of the date of this deed and those apparent upon the land as of the date of this deed, if any,

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 \$18,500.00.

~~There is no other consideration or value given or promised which is to be taken into consideration in the granting of this deed.~~ (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 8th day of November, 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.

(If executed by a corporation, affix corporate seal)

TOM POWLEY

ELDON POWLEY

STEVE POWLEY

STATE OF OREGON, County of Klamath, 1985.

STATE OF OREGON, County of Klamath, 1985.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/27/87

Notary Public for Oregon

My commission expires:

Tom Powley et al  
85 High St.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
Carlyle B. Whitman  
355 Oregon  
San Antonio, TX 78207  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Carlyle B. Whitman  
355 Oregon  
San Antonio, TX 78207  
NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1985.

I certify that the within instrument was received for record on the 31st day of March, 1988, at 12:18 o'clock P.M., and recorded in book/reel/volume No. M88, on page 4649 or as document/fee/file/instrument/microfilm No. 85786, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$10.00