

OK

86356

KCTC-40492  
WARRANTY DEED

Vol. 1188 Page 5960

KNOW ALL MEN BY THESE PRESENTS, That R. MARK TRELEASE and DORIS DEE TRELEASE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AGRI-TRANSPORT, INC., 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:

See Attached Exhibit "A"

(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

See Attached Exhibit "A"

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 \$39,900.00.

~~the whole or part of the consideration consists of or includes other property or value given or promised which is~~

~~the whole or part of the consideration indicates which of the above 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 15<sup>TH</sup> day of April, 1988; 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.  
April 15, 1988

Personally appeared the above named R. Mark Trelease & Doris Dee Trelease

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Agri-Transport Inc.  
243 Boquel  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Agri-Transport Inc.  
243 Boquel  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

EXHIBIT "A"

5961

PARCEL 1: Lot 8 in Block 48 of Buena Vista, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: A parcel of land situate in Lots 6 & 7 Block 48, Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8" iron pin marking the most Southerly corner of Lot 6 Block 48, said Buena Vista Addition; thence North 57°00'00" West, 35.0 feet; thence North 50°00'00" West 47.0 feet; thence South 17°43'55" West, to an intersection with the Northerly line of Lot 8, Block 48, said Buena Vista Addition; thence South 64°45'58" East to the point of beginning.

Subject to:

1. Trust Deed, including the terms and provisions thereof, in favor of Countrywide Funding Corporation, by Assignment recorded January 5, 1987, in Volume M-87 Page 137, which Trust Deed the grantee herein assumes and agrees to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 18th day  
of April A.D., 19 88 at 10:11 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 5961

FEE \$15.00

Evelyn Biehn County Clerk  
By Bernetha A. Hetsch