

1-1-74

86417

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Alan M. Lee

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael D. Henry, Douglas V. Osborne, and Steve Keel, 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 Southerly 108 feet of the Easterly one-half of Lot 1 in Block 8 of ORIGINAL TOWN 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 those of record,

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 \$48,704.45.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated 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 20 day of November, 1979, 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.

Alan M. Lee

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
November 20, 1979.

Personally appeared the above named  
Alan M. Lee

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

(OFFICIAL SEAL)

*Cydney L. Lowe*  
CYDNEY LOWE  
Notary Public for Oregon  
My commission expires 9-3-83

STATE OF OREGON, County of ) ss.  
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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 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:

Alan M. Lee  
439 Pine  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Michael D. Henry, Douglas V. Os-  
borne, and Steve Keel  
112 N. 5th, Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alan M. Lee  
439 Pine  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
18 day of April, 1988,  
at 3:28 o'clock P.M., and recorded  
in book/reel/volume No. M88 on  
page 6063 or as document/fee/file/  
instrument/microfilm No. 86417,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By Bernetha A. Helich Deputy

Fee \$10.00