

OK

K-40378
WARRANTY DEED

Vol. 188 Page 7611

87330

KNOW ALL MEN BY THESE PRESENTS, That
VERNON L. DURANT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SRCH CHIROPRACTIC CLINIC, PC
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

Subject to easements and rights of way of record and apparent on the land.

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 \$142,300.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11th day of May, 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.

VERNON L. DURANT

STATE OF OREGON,

County of Klamath } ss.
May 12, 1988

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 _____

_____, 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

Personally appeared, the above named _____

Vernon L. Durant

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Srch Chiropractic Clinic, PC
2340 S. 6TH
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

Srch Chiropractic Clinic, PC
2340 S. 6TH
Klamath Falls, Ore. 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"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A portion of Tract 70, Enterprise Tracts, described as follows: Beginning at a point on the Southerly right-of-way line of South Sixth Street, as the same is presently located and constructed, at its intersection with a line parallel with and 390.0 feet West of the East line of said Tract 70, said point being S. 0°03'45" W. a distance of 12.08 feet from the Northeasterly corner of tract conveyed to Marshall E. Cornett and Olive B. Cornett, husband and wife, by Deed Volume 111, page 399, Records of Klamath County, Oregon, thence continuing S. 0°03'45" W., along the East line of last mentioned tract, a distance of 171.92 feet, more or less, to a point which is East 17.5 feet from the Northeast corner of tract conveyed to Richfield Oil Corporation by Deed Volume 139 page 65, records of Klamath County, Oregon; thence West along the North line of last mentioned tract a distance of 144.2 feet, to the West line of Cornett tract described in Deed Volume 111 page 399; thence N. 0°03'45" E. along said West line to the Southerly corner of tract conveyed to Safeway Stores, Inc. by Deed, Volume 248 page 374, Records of Klamath County, Oregon; thence N. 34°09'30" E. along the Southeasterly line of last mentioned tract, a distance of 122.5 feet to the Southerly right-of-way line of South Sixth Street; thence S. 55°50'30" E., along said right-of-way line, a distance of 92.07 feet, more or less, to the point of beginning.

LESS AND EXCEPTING the Easterly 17.5 feet thereof, heretofore conveyed to William V. Meade by Deed dated August 8, 1970, recorded August 17, 1970, in Volume M70 page 7161, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 16th day
of May A.D. 19 88 at 3:38 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 7611

FEE \$15.00

Evelyn Biehn County Clerk
By Bernetha A. Letsch