

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAZEL M. LANDRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joseph W. GREEN and JERRY MOLATORE 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: Commencing at a point 30 feet Easterly from the Southwesterly corner of Lot 4, in Block 17, of Original Town of Linkville (now City of Klamath Falls) Oregon; thence Easterly along the Southerly line of said Block 17 a distance of 80 feet; thence Northerly and parallel with the Westerly line of said Lot 4 a distance of 112 feet to the alley described in an instrument recorded in Book 20 at page 25 of Klamath County, Oregon Deed Records; thence Westerly along the Southerly line of said alley and parallel with the Southerly line of said Block 17 a distance of 80 feet; thence Southerly and parallel with said Westerly line of said Lot 4 a distance of 112 feet to the point of beginning, being a portion of Lots 3 and 4 of said Block 17. SUBJECT TO:

- 1. All party wall agreements affecting said premises, if any.
2. Any existing leases and tenancies.

(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 hereinabove set forth,

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 72,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (This 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 15 day of March, 19 75, 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.

Hazel M Landry

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath March 15, 19 75 ss.

STATE OF OREGON, County of ss. Personally appeared and

Personally appeared the above named HAZEL M. LANDRY

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

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: Frank J. Among Notary Public for Oregon My commission expires Feb. 27, 1979

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

Hazel M. Landry 331 Pacific Terrace Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS Joe Green & Jerry Molatore c/o 325 Main Street Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 23 day of June, 19 88, at 3:11 o'clock P.M., and recorded in book M88 on page 9855 or as file/reel number 88533. Record of Deeds of said county.

After recording return to: JOE GREEN PO BOX 759 PORTLAND OR 97207 c/o 325 Main Street Klamath Falls, OR 97601 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk Recording Officer By Pauline Muller Deputy

Fee \$8.00

Cash 8.00