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4-40648

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97234

Vol. m88 Page 13491

KNOW ALL MEN BY THESE PRESENTS, That HOUSE OF RENTALS, a co-partnership consisting of Jesse H. House, Mary M. House and Ronald D. House, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIM L. THOMPSON, 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:

A tract of land situated in Lots 4 and 5, Block 6, Tract 1080, WASHBURN PARK, a duly recorded subdivision, more particularly described as follows: Beginning at the E. corner common to said Lots 4 and 5; thence S. 00°04'50" W., along the westerly line of Washburn Way, 123.71 feet; thence W. 249.61 feet; thence N. 00°09'45" E. 175.00 feet; thence E. 249.36 feet to said westerly line of Washburn Way; thence S. 00°04'50" W. 51.29 feet to the point of beginning, containing 1.00 acre (43,600 square feet) with bearings based on the subdivision plat of said Tract 1080, WASHBURN PARK. SUBJECT TO: (1) Setback restrictions as set out in deed from Washburn Enterprises, Inc., an Oregon corporation, to House of Rentals, dated March 15, 1978, recorded August 9, 1988, in Volume M-88, Page 13487, Deed Records of Klamath County, Oregon. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Right of way easement, (CONTINUED ON REVERSE)

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 herein stated

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 \$ 75,000.00. ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 75,000.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 75,000.00.~~

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 day of June, 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, } ss.
County of KING
AUGUST 11, 1988

Personally appeared the above named

RONALD D. HOUSE

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/25/91.

HOUSE OF RENTALS, a co-partnership

By

By

By

STATE OF OREGON, County of } ss.

Personally appeared

and

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:

Jim L. Thompson
2761 Ivan Lane
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Jim L. Thompson
2761 Ivan Lane
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

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

SPACE RESERVED FOR RECORDER'S USE

AUG 19 PM 2 49

including the terms and provisions thereof, given by Harry R. Waggoner, et ux, to California Pacific Utilities Company, dated November 10, 1970, recorded November 30, 1970, in Volume M-70, Page 10618, deed records of Klamath County, Oregon. (4) Reservations and restrictions in the dedication of Washburn Park, Tract 1080. (5) Right of way easement, including the terms and provisions thereof, given by Jesse H. House and Mary M. House, husband and wife, and Ronald D. House, to C P National Corporation, dated June 4, 1979, recorded June 5, 1979, in Volume M-79, Page 13022, deed records of Klamath County, Oregon.

(12)

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 19th day of August, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jesse H. House and Mary M. House

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Diana Buckingham
Notary Public for Oregon.
My Commission expires 12-19-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 19th day of Aug. A.D., 1988 at 2:49 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 13491
Evelyn Biehn County Clerk
By *Doreen Mullendore*

FEE \$13.00