

91888

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 788 Page 15969

KNOW ALL MEN BY THESE PRESENTS, That RONALD N. HESSER and BEVERLY A. HESSER,
husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LIVING WORD
FELLOWSHIP, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A".

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

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 \$0.00

However, the actual consideration consists of or includes other property or value given or promised which is
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 19 day of September, 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.

(If executed by a corporation,
affix corporate seal)

Ronald N. Hesser
Beverly A. Hesser

STATE OF OREGON,
County of Klamath } ss.
9-19-88, 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 _____

Personally appeared the above named Ronald N. Hesser and Beverly A. Hesser

and acknowledged the foregoing instru-
ment to be their _____ 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 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.

(OFFICIAL
SEAL)

Before me: [Signature]
Notary Public for Oregon
My commission expires: 4-21-90

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

Ronald N. and Beverly A. Hesser
1830 Park
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Living Word Fellowship, Inc.
121 South Sixth
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Zamsky & Belcher
601 Main Street, Suite 204
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Living Word Fellowship, Inc.
121 South Sixth
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____) ss.

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

Witness my hand and seal of
County affixed.

By _____
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Exhibit "A"

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

A tract of land situated in Lots 3 and 4, Block 38 Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 4, said point being marked with a one-half inch iron pin; thence North 39°05' East along the Northwestern line of Lot 4 and Lot 3 of said Block 38 a distance of 90.50 feet to a one-half inch iron pin; thence South 50°55' East a distance of 39.00 feet to the Northwestern face of a party wall; thence South 39°12'36" West along the Northwestern face of said party wall a distance of 90.50 feet to the Southwesterly line of said Lot 4; thence North 50°55' West a distance of 38.80 feet to the point of beginning,

TOGETHER WITH a perpetual and irrevocable easement over and across the following described real property, to-wit: Beginning at a one-half inch iron pin on the Northwestern line of Lot 3, Block 38, Linkville, said point being North 39°05' East a distance of 90.50 feet from the one-half inch iron pin marking the most Westerly corner of Lot 4, Block 38, Linkville; thence North 39°05' East along the Northwestern line of said Lot 3 a distance of 10.00 feet; thence South 50°55' East a distance of 39.00 feet; thence South 39°05' West a distance of 10.00 feet; thence North 50°55' West a distance of 39 feet to the point of beginning. Said easement to run with the real property herein described for the purpose of ingress and egress to said property.

SUBJECT TO: Party Wall Agreement recorded Nov. 24, 1967, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

ALSO SUBJECT TO: Trust Deed recorded May 21, 1982, in Volume M82 of Deeds on page 6392, wherein Ronald N. Hesser and Beverly A. Hesser, husband and wife, are Grantor, Klamath County Title Company is Trustee, and Klamath Medical Service Bureau is Beneficiary.

The liability of Grantor hereunder in the above described Trust Deed is hereby extinguished and transferred to Grantee hereunder.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Zamsky & Belcher the 26th day
of Sept. A.D., 19 88 at 2:59 o'clock p. M., and duly recorded in Vol. M88
of Deeds on Page 15969

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline Mueller