

OA

95414

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That the City of Klamath Falls, an Oregon municipal corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by... Quality Components, Inc., an Oregon corporation..., 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:

Lot 5 in Block 2 of Tract 1174, COLLEGE INDUSTRIAL PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809 017CO 00300

(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

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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th day of December, 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of _____ } ss.

, 19 _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath } ss.
December 20, 19 88

Personally appeared George C. Flitcraft and Traci R. Brace who, being duly sworn, each for himself and not one for the other, did say that the former is the Mayor

Deputy City Recorder _____ and that the latter is the _____ of the City of Klamath Falls, Oregon, an Oregon 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: Brenda M. Lipe
Notary Public for Oregon
My commission expires: 1-13-91

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

City of Klamath Falls

P. O. Box 237

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Quality Components, Inc.

3122 Century

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Quality Components, Inc.

3122 Century

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Quality Components, Inc.

3122 Century

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of Dec., 1988, at 3:04 o'clock P.M., and recorded in book/reel/volume No. M88 on page 22151 or as fee/file/instrument/microfilm/reception No. 95414, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$8.00

By Pauline Mullens Deputy

988 DEC 20 PM 3 04