

95491

WARRANTY DEED

Vol. m88 Page 22269

KNOW ALL MEN BY THESE PRESENTS, That EQUATORIAL COMMUNICATIONS COMPANY, a California Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. GRUND, 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:

Lots 9, 10, 11, Block 1, TRACT NO. 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 01800

TAX ACCOUNT NO.: 3809 017CO 01700

TAX ACCOUNT NO.: 3809 017CO 01600

(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 noted on the reverse hereof.

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 \$650,000.00. 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 29th 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 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, }  
County of Montgomery } ss.  
December 29, 1988

Personally appeared the above named  
A. W. Perigard and Joan M. Griffin

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

Before me:  
Julie Deorio  
Notary Public for Oregon, Maryland  
My commission expires:  
My Commission Expires July 1, 1990

STATE OF OREGON, County of Montgomery } ss.  
December 29, 1988

Personally appeared A. W. Perigard and Joan M. Griffin, 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 acting secretary of Equatorial Communications Company, 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:  
Julie Deorio  
Notary Public for Oregon, Maryland  
My commission expires:  
My Commission Expires July 1, 1990

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

EQUATORIAL COMMUNICATIONS COMPANY, a California Corporation

Control ASC 15200 Omega Dr

WILLIAM H. GRUND  
799 Meadowlark Ln  
Sonoma, CA 95476

After recording return to:

Grund  
above address

NAME, ADDRESS, ZIP

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

Grund  
above address

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

88 DEC 30 PM 3 16

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Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument, including the terms and provisions thereof, recorded August 18, 1979 in Volume M79, page 19167, Microfilm Records of Klamath County, Oregon.

Reservations and restrictions and easements as contained in plat dedication, to wit:

All regulations of the P.U.D. zone of the City of Klamath Falls, as of the date of recording; Easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulations and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants.

Easement as shown on the dedicated plat for utility and T.V. cable line over the Southern 10 feet of Lot 9.

As easement created by instrument, subject to the terms and provisions thereof,

Dated: October 6, 1986

Recorded: October 15, 1986

Volume: M86, page 18818, Microfilm Records of Klamath County, Oregon

In Favor of: Pacific Power and Light Company, a corporation

For: An electrical right-of-way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day of Dec. A.D., 19 88 at 3:16 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 22269.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore

NOTICE TO CREDITORS  
In and for the County of Klamath, Oregon, I, the undersigned, Clerk of said County, do hereby give notice that the estate of Pauline Mullendore, deceased, has been admitted to probate in said County, and that all persons having claims against said estate are to present the same to the undersigned for allowance within the time prescribed by law.

NOTICE TO CREDITORS  
In and for the County of Klamath, Oregon, I, the undersigned, Clerk of said County, do hereby give notice that the estate of Pauline Mullendore, deceased, has been admitted to probate in said County, and that all persons having claims against said estate are to present the same to the undersigned for allowance within the time prescribed by law.

STATE OF OREGON  
County of Klamath  
I, Evelyn Biehn, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the record of said County.

STATE OF OREGON  
County of Klamath  
I, Evelyn Biehn, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the record of said County.