

MTC-21157 D

KNOW ALL MEN BY THESE PRESENTS, That SURROZ MOTORS, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. ADAMS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

The Northwesterly one-half of Lots 6 and 7 in Block 94 of KLAMATH ADDITION to the City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809 032AD 04700

"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."

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 and the above granted premises, free from all encumbrances except covenants conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed

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 \$ 12,500.00.  
~~However, the actual consideration consists of or includes other property of value which is not described in this deed.~~  
 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 5 day of April, 19 89; 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.

Surroz Motors, Inc.

by: Frank V. Surroz

STATE OF OREGON, )  
 County of Klamath ) ss.  
April May 5, 1989

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.  
April May 5, 19 89.  
 Personally appeared \_\_\_\_\_ and  
Frank V. Surroz 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 \_\_\_\_\_

Surroz Motors, Inc., 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: Challen J. Vacker (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires: 6-16-92

Surroz Motors Inc.,  
 P.O. Box 1149  
 Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Adams  
 2545 California Avenue  
 Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
 Adams  
 above address

NAME, ADDRESS, ZIP

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

Adams  
 above address

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
 County of Klamath  
 I certify that the within instrument was received for record on the 8th day of May, 19 89, at 10:04 o'clock A.M., and recorded in book m89 on page 7811 or as file/reel number 99877, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 Recording Officer  
 By Carlene M. Mader Deputy

Fee \$8.00