

ATC # 05033602



## WARRANTY DEED

AFTER RECORDING RETURN TO:  
 WILLIAM C. ST. LAURENT  
 WENDY A. ST. LAURENT  
 P.O. BOX 1810  
 KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

KLAMATH LODGE NO. 137 INDEPENDENT ORDER OF ODD FELLOWS, a corporation hereinafter called GRANTOR(S), convey(s) to ST. LAURENT DEVELOPMENT CO., a sole proprietorship, and WILLIAM C. ST. LAURENT AND WENDY A. ST. LAURENT hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Taxes for the year 1989-90 are now a lien but not yet payable. 2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 3) Conditions, Restrictions as shown on the recorded plat of Original Town-site of Linkville. 4) Easement as disclosed by instrument for a stairway easement recorded in Book 29 Page 183.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$85,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31 day of July 1989.

KLAMATH LODGE NO. 137 INDEPENDENT ORDER OF ODDFELLOWS, a corporation

BY: <u>Charles R. Burritt</u>	TITLE: <u>NOBLE GRAND</u>
BY: <u>Charles B. Leib</u>	TITLE: <u>SECRETARY</u>
BY: <u>Charles R. Wells</u>	TITLE: <u>Treasurer</u>

STATE OF OREGON, County of KLAMATH)ss.

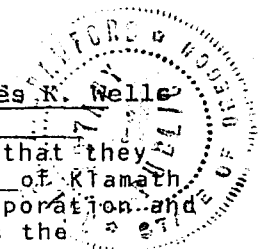
Personally appeared Charles R. Burritt and Charles R. Wells  
 and Charles B. Leib

who, being duly sworn, did say that they are the Noble Grand, Treasurer and Secretary of Klamath Lodge No. 137 Independent order of Oddfellows, a corporation and that the seal affixed to the foregoing instrument is the corporation 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 they acknowledged said instrument to be their voluntary act and deed.

Before me: Carl L. Craft  
 Notary Public for Oregon My commission expires March 4, 1992

89 AUG 15 PM 3 51

WLS  
CST



## EXHIBIT "A"

That certain part and parcel of Lots 7 and 8, Block 36, of the Original Town-site of Linkville (now City of Klamath Falls,) in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northerly corner of Lot 8, Block 36, in the City of Klamath Falls (formerly Town of Linkville), Oregon, from which said corner runs Southwesterly along the Northwesterly boundary of said Lot 8 of said Block 36 Sixty-seven feet and four inches to a point on the Northwesterly boundary of said Lot 7 of said Block 36; thence run Southeasterly at right angles to said Northwesterly boundary line of said Lot 7 One-hundred and Twelve (112) feet to a point; thence run Northeasterly parallel with the Northwesterly boundary line of said Lots 7 and 8, Sixty-seven feet and four inches to the Southwesterly boundary line of Fifth Street; thence Northwesterly along said boundary line of Fifth Street One-hundred and Twelve (112) feet to the place of beginning.

CODE 1 MAP 3809-32AC TL 2600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day  
of Aug. A.D., 19 89 at 3:51 o'clock PM., and duly recorded in Vol. M89,  
of Deeds on Page 15230.

Evelyn Biehn, County Clerk

By Quinn Mendenhall

FEE \$13.00