

1-17

7832

WARRANTY DEED

Vol. m89 Page 21959

KNOW ALL MEN BY THESE PRESENTS, That DARRELL D. TANNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE BALJAT GROUP, 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 KIAMATH and State of Oregon, described as follows, to-wit:

Lots 105 and 106 of BUNNELL ADDITION to BALSIGER TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

(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

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 \$10.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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.

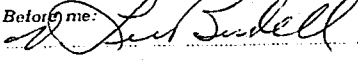
In Witness Whereof, the grantor has executed this instrument this 2nd day of January, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF ~~UTAH~~ Utah } ss.  
County of ~~Utah~~ Utah  
January 2, 1989

Personally appeared the above named Darrell D. Tanner

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

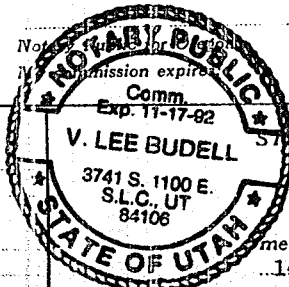
Before me:   
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires:

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 \_\_\_\_\_

\_\_\_\_\_, 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: (OFFICIAL SEAL)



DARRELL D. TANNER  
P.O. BOX 434  
SPRINGVILLE, UTAH 84663  
GRANTOR'S NAME AND ADDRESS

THE BALJAT GROUP  
P.O. BOX 534  
SPRINGVILLE, UTAH 84663  
GRANTEE'S NAME AND ADDRESS

After recording return to:

THE BALJAT GROUP  
P.O. BOX 534  
SPRINGVILLE, UTAH 84663  
NAME, ADDRESS, ZIP

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

Larry Stewart  
Kentucky Fried Chicken  
4111 S. 6th St., Klamath Falls, OR.  
NAME, ADDRESS, ZIP 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, \_\_\_\_\_ ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 14th day of \_\_\_\_\_ Nov., 1989, at 11:32 o'clock AM, and recorded in book/reel/volume No. M89 on page 21959 or as document/fee/file/instrument/microfilm No. 7832, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By  Deputy

Fee \$8.00  
cc 1.00

22 NOV 14 AM 11 32