

10658

## WARRANTY DEED

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SCHILL &amp; SONS, INC., an Oregon

KNOW ALL MEN BY THESE PRESENTS, That  
Corporationhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ALAN BOWKER

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:

All of Lots 4, 5, and 6, and those portions of Lots 3, 7, 8, 9 and 10 lying Westerly of the West right of way line of Highway 97, in Block 11 of CHELSEA ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, TOGETHER WITH that portion of the East half of vacated Chelsea Street adjacent to said Lots 3, 4, 5 and 6, said Parcel being all in Block 11 of Chelsea Addition to Klamath Falls, lying Westerly of the West right of way line of Highway 97.

SUBJECT TO: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Chelsea Addition.

(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 stated above

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 \$38,500.00. 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 2nd day of March, 1984; 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 OREGON,

County of \_\_\_\_\_, 19\_\_\_\_ ss.

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  
March 2nd, 1984

Personally appeared \_\_\_\_\_

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

Schill &amp; Sons, Inc.

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:

Vicki Swindley

Notary Public for Oregon

My commission expires: 10-25-86

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of Jan., 1990, at 10:33 o'clock AM., and recorded in book/reel/volume No. M90 on page 1839 or as document/tee/file/instrument/microfilm No. 10658 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

By Laurene Mulder Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

90 JAN 29 AM 10 33