


1-1-74

10848

WARRANTY DEED

Vol. m90 Page 2155 KNOW ALL MEN BY THESE PRESENTS, That Ivan L. Pederson and Verna M. Pederson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Pacific Service Corporation, 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:

Lot 4, Block 50, Klamath Falls Forest Estates First addition Klamath County, Oregon

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 \$ 1600.00

~~ON ANY AND ALL CONVEYANCES TO ANY PERSON OR PERSONS, THE GRANTOR HEREBY RELEASES, EXEMPTS, EXCUSES, DISCHARGES, AND AGREES TO HOLD HARMLESS THE GRANTOR FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE INCURRED BY THE GRANTOR OR ANY PERSONS, IN CONNECTION WITH THE GRANTOR'S OBLIGATION TO WARRANT AND DEFEND THE GRANTED PREMISES AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.~~

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 21 day of September, 1986; 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.

OFFICIAL SEAL  
MICHAEL SASLOW  
NOTARY PUBLIC-CALIFORNIA  
Principal Office in Sacramento County  
My Commission Expires July 24, 1989

(If executed by a corporation affix corporate seal)

STATE OF OREGON, County of Sacramento ss.  
Personally appeared the above named IVAN L. PEDERSON and Verna M. Pederson

Ivan L. Pederson  
Ivan L. Pederson  
Verna M. Pederson  
Verna M. Pederson  
STATE OF OREGON, County of \_\_\_\_\_ ss.

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 \_\_\_\_\_

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

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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of Jan., 1990, at 12:01 o'clock P.M., and recorded in book/ree/volume No. M90 on page 2155 or as document/fee/file/instrument/microfilm No. 10848. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Patricia M. Muhl Deputy

Ivan and Verna Pederson  
831 Fairgrounds Drive #13  
Sacramento, Cal. 95817

GRANTOR'S NAME AND ADDRESS

Pacific Service Corporation  
438 Sycamore Road  
Santa Monica, Cal. 90402

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath County Title Co. Grantee  
P.O. Box 151, Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP Bill Hopp - 8635 W. SAHARA #100 LAS VEGAS NV. 89117

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

NAME, ADDRESS, ZIP

Fee \$28.00