

SN

11969

MTC#21803-K

Vol. 1970 Page 4071

KNOW ALL MEN BY THESE PRESENTS, That SHERMAN E. HOLT and MARJORIE C.

HOLT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PELICAN MOBILE MANOR, INC., an Oregon 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:

A tract of land situated in the NW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 E.W.M., described as follows: Beginning at the intersection of the East line of the NW 1/4 of SW 1/4 and the North right of way line of the Southern Pacific Railroad right of way; thence North along said East line to the NE corner of the NW 1/4 of SW 1/4; thence West along the North line of said NW 1/4 of SW 1/4 to the centerline of the West side by pass as now located; thence Southerly along said centerline to the Northerly right of way line of aforementioned railroad; thence Southeasterly along said Northerly line to the point of beginning. EXCEPTING THEREFROM any portion of the above property conveyed to Klamath County and the State of Oregon for highway purposes.

FURTHER EXCEPTING the following tract: All that portion of NW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 E.W.M., described as follows: Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence Northerly 75 feet along the West line of Biehn Street to the place of beginning; thence 200 feet Westerly parallel to the Southern Pacific Railway; thence Northerly 200 feet parallel to tangent of Biehn Street; thence Easterly parallel to the Southern Pacific Railway right of way to Biehn Street; thence Southerly along the line of Biehn Street to the place of beginning.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Security interest in the nature of a contract assignment dated October 15, 1971, recorded October 19, 1971, in Book M-71 at page 10938, Microfilm Records, from Sherman E. Holt and Marjorie C. Holt, to Bank of Klamath County, which said Security interest Grantees herein assume and agree to pay and hold Grantors harmless therefrom.

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 above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 39,048.94.

~~The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,048.94.~~
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 8th day of December, 1973.
named SHERMAN E. HOLT and MARJORIE C. HOLT
before me, the undersigned, a Notary Public in and for the State of Oregon.

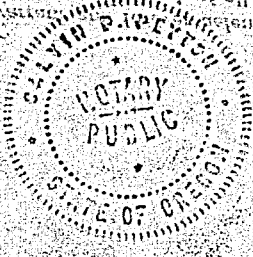
County of Klamath

State of Oregon

1018

BE IT REMEMBERED, That on this December 8 day of December, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **SHERMAN E. HOLT and MARJORIE C. HOLT**, husband and wife, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Calvin P. Peyton
Notary Public for Oregon.
My Commission expires 11/4/77

as above set forth that Grantor is lawfully seized in fee simple of the above described business, free from all encumbrances, except such and Grantor hereby consents to and with said business and business, heirs, successors and assigns to have and to hold the same unto the said business and business, heirs, successors and assigns forever.

and agree to pay and hold unto said business, heirs, successors and assigns, Bank of Klamath County, which said business, heirs, successors and assigns, shall

WARRANTY DEED

(FORM NO. 703)
STEVENS-HESS LAW FIRM, P.C., PORTLAND, ORE.

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 1974, at 3:58 o'clock P.M., and recorded in book M90, on page 4072.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By *Pauline Mueller* Deputy

AFTER RECORDING RETURN TO

Bruce Froenke
Rt. 5 Box 1033
Klamath Falls,
Fee \$33.00 OR 97601

redemption. EXCEPTING THEREFROM THE DONATION OF THE ABOVE DESCRIBED BUSINESS, GRANTOR HEREBY WARRANTS AND GUARANTEES TO THE BUYER OF SAID BUSINESS, FREE FROM ALL ENCUMBRANCES, EXCEPT SUCH AND GRANTOR HEREBY CONSENTS TO AND WITH SAID BUSINESS AND BUSINESS, HEIRS, SUCCESSORS AND ASSIGNS TO HAVE AND TO HOLD THE SAME UNTO THE SAID BUSINESS AND BUSINESS, HEIRS, SUCCESSORS AND ASSIGNS FOREVER.

GRANTOR HEREBY WARRANTS AND GUARANTEES TO THE BUYER OF SAID BUSINESS, FREE FROM ALL ENCUMBRANCES, EXCEPT SUCH AND GRANTOR HEREBY CONSENTS TO AND WITH SAID BUSINESS AND BUSINESS, HEIRS, SUCCESSORS AND ASSIGNS TO HAVE AND TO HOLD THE SAME UNTO THE SAID BUSINESS AND BUSINESS, HEIRS, SUCCESSORS AND ASSIGNS FOREVER.

KNOW ALL MEN BY THESE PRESENTS, THAT SHERMAN E. HOLT and MARJORIE C. HOLT, husband and wife, have hereunto set their hands and seals, and have acknowledged the foregoing to be the act and deed of them, their heirs, successors and assigns, forever.

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