

1-1-74

17759

WARRANTY DEED

Vol.

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KNOW ALL MEN BY THESE PRESENTS, That EUGENE BAILIE and MARGARET BAILIE,
 husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 4/4 INVESTMENTS
 a partnership consisting of DALE WILLIS RING & WILFRED A. JOHNSON, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the North line of WILLIAMS ADDITION to the City
 of Klamath Falls, Oregon, which is 7.67 feet S. 89°20' E. along the North
 line of Block 1-A from the most Northwesterly corner thereof, and running
 thence N. 31°51' E. 131.04 feet to a point which is on the Westerly line
 of Pacific Terrace in Hot Springs Addition to the City of Klamath Falls,
 Oregon; thence S. 20°55' E. along the Westerly line of Pacific Terrace
 61.2 feet to a point; thence S. 41°20' W. a distance of 73 feet to a point
 on the boundary between Hot Springs and Williams Additions; thence con-
 tinuing S. 41°20' W. a distance of 20.89 feet to a point on the North-
 easterly line of Alameda Street; thence N. 66°05' W. along said line of
 Alameda Street 33.45 feet; thence N. 31°51' E. 3.06 feet to the point of
 beginning, said tract being portions of Lot 15, Block 42, Hot Springs
 Addition to the City of Klamath Falls, Oregon, and Block 1-A, Williams
 Addition to the City of Klamath Falls, 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 1975-76 real
 property taxes and all future real property taxes & assessments; reservations, restrictions, easements & rights of way of record, and those
 apparent on the land

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 \$47,850.00

However, the actual consideration consists of all of the property of value given or promised, which is
 the whole consideration (indicate which) of the above described premises, it is not applicable to the above described premises. See ORS 93.020(1)

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 14th day of July, 1975;
 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)

Eugene Bailie
Margaret Bailie

STATE OF OREGON,)
 County of Klamath) ss.
July 14th, 1975

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 be-
 half 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)

(OFFICIAL
 SEAL)

Believe me:

James W. Barrett
 Notary Public for Oregon

My commission expires 8-12-77

Notary Public for Oregon

My commission expires:

Eugene & Margaret Bailie

STATE OF OREGON,)

GRANTOR'S NAME AND ADDRESS

4/4 INVESTMENTS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James W. Barrett
3697 MADISON AVE
Klamath Falls OR 97603
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)
 County of Klamath) ss.

Filed for record at request of:

on this 18 day of July A.D., 19 90
 at 4:08 o'clock P M. and duly recorded
 in Vol. M90 of Deeds Page 14348
Eugene Bailie County Clerk

By Bernetha A. Hetch
28.00 Deputy.

Fee.

80 JUL 19 1975

28 Cash