

30259

WARRANTY DEED

Vol. 91 Page 10660

KNOW ALL MEN BY THESE PRESENTS, That RICHARD M. KOWALIS and BETTY J. KOWALIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EKO INVESTMENTS, a partnership, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed. 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 \$ 92,530.00

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 6th day of June, 19 91; 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.

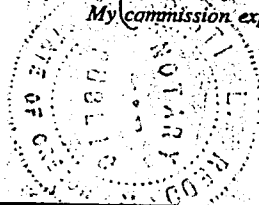
STATE OF OREGON, )  
County of Klamath ) ss.  
June 6, 19 91.

Richard M. Kowalis  
RICHARD M. KOWALIS  
Betty J. Kowalis  
BETTY J. KOWALIS

Personally appeared the above named \_\_\_\_\_  
RICHARD M. KOWALIS  
BETTY J. KOWALIS

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

Before me: Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/91



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

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

RICHARD M. KOWALIS and BETTY J. KOWALIS  
P. O. BOX 371  
LAKESIDE, OR 97449

GRANTOR'S NAME AND ADDRESS  
EKO INVESTMENTS and a partnership  
4500 CANNON AVE. APT. 82 ATTEN: OFFICE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS  
EKO INVESTMENTS and a partnership  
4500 CANNON AVE. APT. 82 ATTEN: OFFICE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address:  
EKO INVESTMENTS and a partnership  
4500 CANNON AVE. APT. 82 ATTEN: OFFICE  
KLAMATH FALLS, OR 97603

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

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

The North 57 feet of Lots 3 thru 6 inclusive, Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inurred thereto, and the Southerly 40 feet of Lots 1, 2, 3, and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 2:

The North 100 feet of Lots 1 and 2, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street, lying adjacent to said Lots, which inurred thereto.

## PARCEL 3:

The Southerly 43 feet of the Northerly 100 feet of Lots 3 and 4, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day  
of June A.D., 19 91 at 2:25 o'clock P.M., and duly recorded in Vol. M91,  
of Deeds on Page 10660.

Evelyn Biehn - County Clerk

By Pauline Mulendore

FEE \$33.00